



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**639 SAVANNA Crescent, Calgary T3J5P1**

MLS®#: **A2153694** Area: **Saddle Ridge** Listing Date: **07/30/24** List Price: **\$689,900**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,475 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,830**  
 Low Sqft:  
 Ttl Sqft: **1,830**

DOM

**51**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Concrete, Metal Siding , Mixed**  
 Flooring: **Carpet, Ceramic Tile, Concrete, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`9" x 5`1"	Bedroom	Main	11`1" x 12`4"
Dining Room	Main	10`6" x 10`6"	Foyer	Main	8`2" x 6`9"
Kitchen	Main	8`7" x 18`0"	Living Room	Main	13`2" x 11`11"
3pc Ensuite bath	Second	8`8" x 8`6"	4pc Bathroom	Second	8`4" x 6`1"
Bedroom	Second	10`0" x 11`11"	Bedroom	Second	9`5" x 11`11"
Family Room	Second	10`1" x 10`7"	Laundry	Second	5`2" x 6`6"
Bedroom - Primary	Second	12`3" x 15`10"	Walk-In Closet	Second	6`6" x 8`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SR**

**2310384**

Remarks

Pub Rmks: **WELCOME TO THIS BEAUTIFUL ,BRAND NEW HOUSE OVER 1830 SQFT LOCATED IN THE BEAUTIFUL NEW COMMUNITY SAVANNA . MAIN FLOOR OFFERS VERY MODERN OPEN FLOOR PLAN INCLUDING MAIN FLOOR BEDROOM WITH FULL BATHROOM , OPEN LIVING ROOM WITH STYLISH WHITE KITCHEN WITH GRANITE COUNTER TOPS STAINLESS STEEL APPLIANCES ,PANTRY AND HUGE DINNING AREA . UPSTAIRS YOU WILL HAVE A HUGE BONUS ROOM , HUGE MASTER BEDROOM WITH ENSUITE BATH AND WALK IN CLOSET . 2 GENEROUS SIZE BEDROOMS AND ANOTHER FULL BATHROOM. BASEMENT HAS SEPARATE ENTRANCE COMES WITH 2 BEDROOM LEGAL SUITE ROUGH INS .SIDEWALLS ARE FINISHED WITH DRYWALLS AND ELECTRICAL . HOUSE COMES WITH GARAGE PAD AT THE BACK FOR YOUR FUTURE DOUBLE CAR GARAGE. EASY ACCESS TO ALL THE MAJOR HIGHWAYS , POND, NEAR NEW GOBIND SINGH SIKH TEMPLE AND TONS OF SHOPPING STORES AND RESTAURANTS,BANKS,REGISTRY,SALON ETC. ONLY A FEW MINUTES WALKING DISTANCE AWAY. DO NOT MISS ON THIS BEAUTIFUL PROPERTY.**

Inclusions:  
Property Listed By: **none  
PREP Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**