



THE
A-TEAM

**RE/MAX
FIRST**

136 SAVANNA Passage, Calgary T3J 2J8

MLS®#: **A2156818**

Area: **Saddle Ridge**

Listing Date: **08/15/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,777 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,456**
Low Sqft:
Ttl Sqft: **1,456**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Additional Parking,Alley Access,Off Street,On Street,Unpaved**

Utilities and Features

Roof: **Asphalt**
Heating: **Central**
Sewer:
Ext Feat: **None,Other**

Construction: **Aluminum Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator**
Int Feat: **Breakfast Bar,Chandelier,Granite Counters,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 6`0"	Living Room	Main	12`11" x 15`10"
Dining Room	Main	7`6" x 8`2"	Kitchen	Main	10`6" x 12`6"
Bedroom - Primary	Upper	11`11" x 12`11"	Bedroom	Upper	9`7" x 10`3"
Bedroom	Upper	8`11" x 10`3"	Laundry	Upper	3`3" x 5`2"
Kitchen	Basement	7`1" x 8`7"	Family Room	Basement	8`11" x 11`5"
Bedroom	Basement	8`4" x 10`5"	Living Room	Basement	5`2" x 5`6"
Storage	Basement	9`0" x 9`0"	2pc Bathroom	Main	4`10" x 5`9"

4pc Bathroom
4pc Bathroom

Upper
Basement

6`6" x 9`5"
4`11" x 8`6"

3pc Ensuite bath

Upper

4`10" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111840

Zoning:
R-G

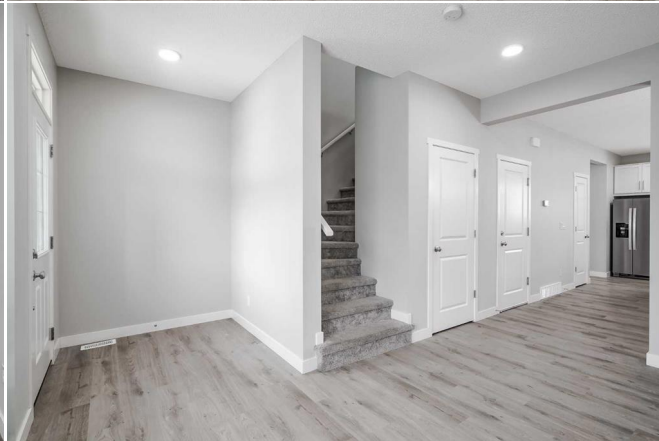
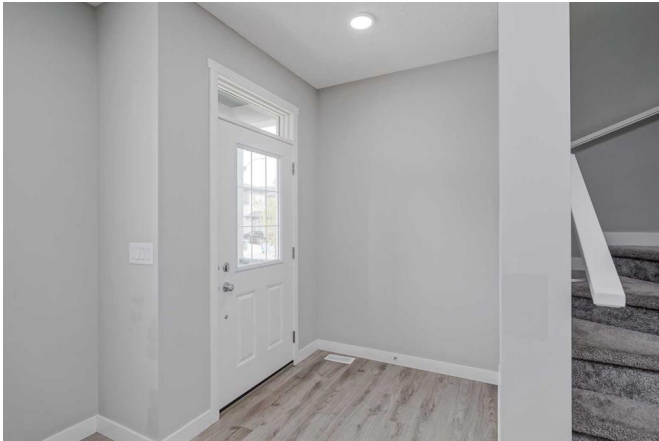
Remarks

Pub Rmks: **This stunning 2022-built detached home in the highly desirable Savanna community is a must-see. Boasting over 2,000 sqft of beautifully designed living space, this residence seamlessly combines modern luxury with functionality. The main level of this home features three generously sized bedrooms and three well-appointed bathrooms, ensuring both comfort and convenience for the whole family. With 9-foot ceilings enhancing the sense of space, the open-concept layout highlights a contemporary kitchen, complete with sleek finishes, a spacious island, and high-end appliances. Whether for daily use or entertaining guests, this kitchen is a culinary delight. The bright and airy living and dining areas benefit from large windows that fill the space with natural light. The fully finished basement includes a legal basement suite, offering versatility as an additional income opportunity or a private retreat for family or visitors. This legal basement suite mirrors the main level's high standards, featuring its own modern kitchen, living area, and bedroom. Notably, the legal basement suite has been upgraded with two additional windows, providing extra natural light and a more inviting atmosphere. Located in the vibrant Savanna community, this home is ideally situated near local amenities, schools, and parks, making it perfect for family living. With its impressive size, modern features, and income potential, this property is a rare find. Don't miss the opportunity to own this exceptional home. Contact us today to arrange a viewing and discover all the benefits it has to offer!**

Inclusions: **Refrigerator (basement), dishwasher (basement), Oven (basement), Washer and Dryer (basement)**
Property Listed By: **eXp Realty**

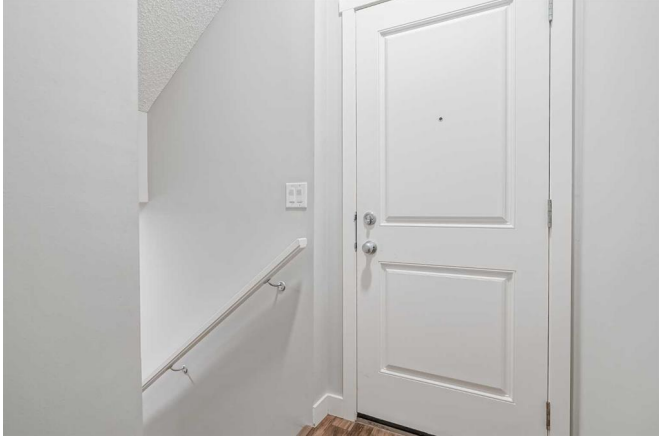
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

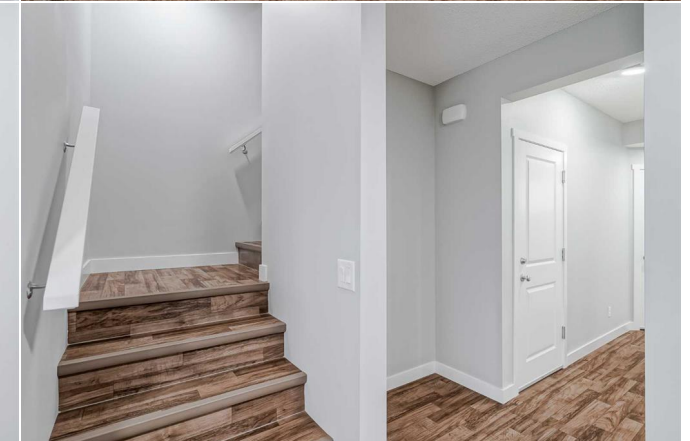














Property boundary lines are approximate.