

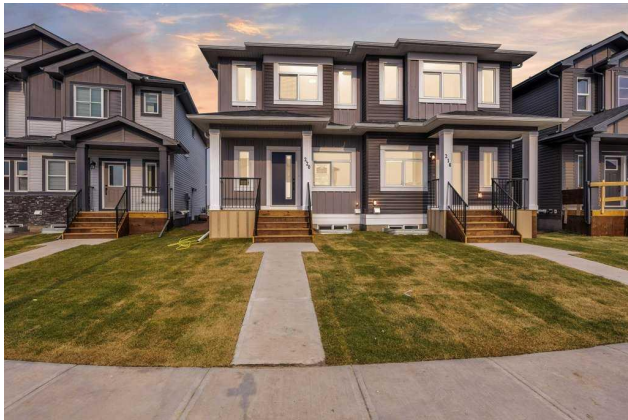


THE
A-TEAM

**RE/MAX
FIRST**

220 SAVANNA Terrace, Calgary T3J 5P3

MLS®#: **A2158433** Area: **Saddle Ridge** Listing **08/16/24** List Price: **\$659,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,572 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,556**
 Low Sqft:
 Ttl Sqft: **1,556**

DOM
33
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 16`7"	Kitchen	Main	12`6" x 12`8"
Dining Room	Main	5`8" x 10`4"	Bedroom	Main	8`9" x 7`7"
3pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	11`8" x 12`2"
Bedroom	Upper	8`6" x 13`8"	Bedroom	Upper	8`3" x 13`7"
4pc Ensuite bath	Upper	5`1" x 10`4"	3pc Bathroom	Upper	8`3" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310384

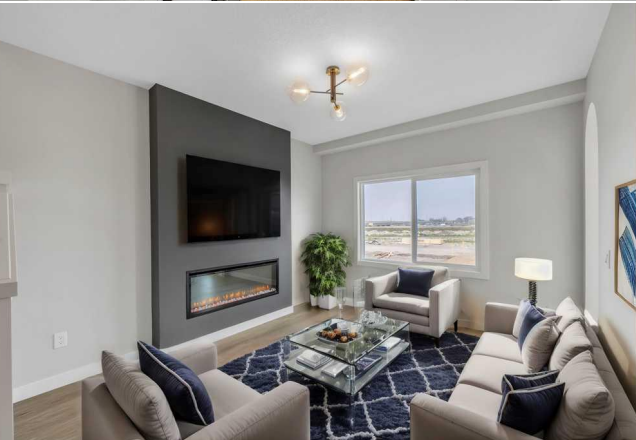
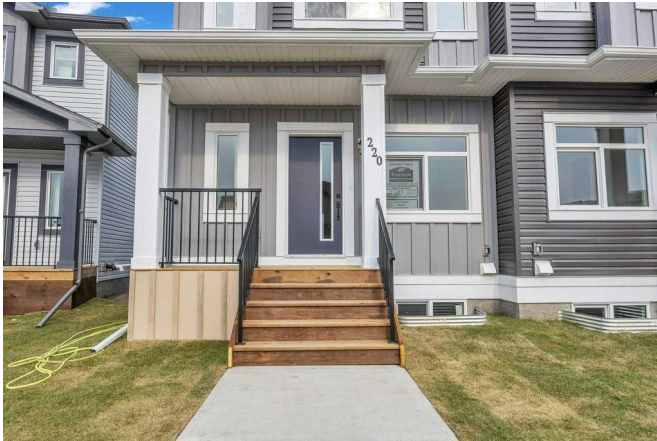
Zoning:
R-G

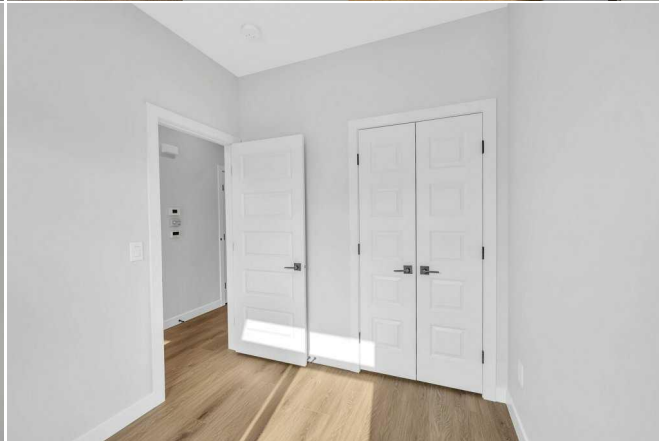
Remarks

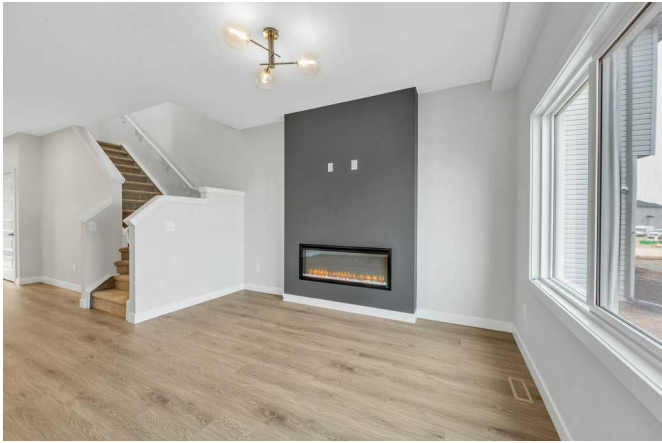
Pub Rmks: **?BRAND NEW house in the amenity rich and one of the most sought communities of Savanna featuring full bathroom and bedroom at the main floor, GAS Stove, Electric fireplace, Side entrance to the basement and a lot to explore. At the entrance you're welcomed with a walk-in closet, a full bathroom and a bedroom, a large kitchen with Gas stove and stainless steel appliances, a large living area with Electric fireplace and a separate dining area. Upstairs, this house comes with 3 bedrooms, 2 full bathrooms and a laundry area with the primary bedroom has its own 4pc ensuite with a standing shower. Basement has a separate entrance, 2 egress windows, 9ft ceiling and rough-ins. Book your private showing today!**

Inclusions:
Property Listed By: **n/a**
PREP Realty

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









220 Savanna Ter NE, Calgary, AB

Main Floor Exterior Area 764.97 sq ft
Interior Area 691.29 sq ft



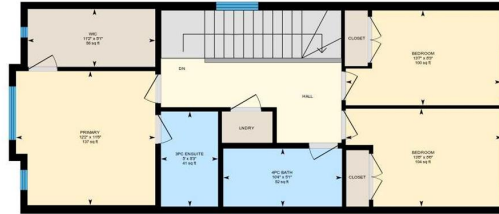
PREPARED: 2024/06/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

220 Savanna Ter NE, Calgary, AB

1st Floor Exterior Area 791.17 sq ft
Interior Area 715.17 sq ft



PREPARED: 2024/06/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.