



THE
A-TEAM

**RE/MAX
FIRST**

45 SAVANNA CLOSE NE , Calgary T3J 0X7

MLS®#: **A2158953**

Area: **Saddle Ridge**

Listing Date: **08/19/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,606**

Low Sqft:

Ttl Sqft: **1,606**

DOM

30

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Oven,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`11" x 12`0"	Bedroom	Second	9`9" x 9`7"
Bedroom	Second	10`6" x 8`11"	Bedroom	Basement	13`6" x 9`3"
Den	Main	12`11" x 9`9"	Office	Second	6`3" x 5`11"
2pc Bathroom	Main	5`10" x 4`6"	4pc Bathroom	Second	8`11" x 4`11"
4pc Bathroom	Second	7`10" x 4`11"	4pc Bathroom	Basement	7`10" x 5`11"
Laundry	Basement	11`9" x 6`8"	Laundry	Second	7`10" x 3`6"
Living Room	Main	13`3" x 11`11"	Kitchen	Main	12`8" x 12`2"
Dining Room	Main	11`1" x 6`11"			

Title:
Fee Simple
Legal Desc:

1711802

Zoning:
R-1N

Remarks

Pub Rmks: **! BACK TO MARKET DUE TO FINANCING! This beautiful property offers a comfortable, spacious and modern living space that is perfect for families. The main floor features a spacious living room, dining room, kitchen, and 2-piece washroom. The main floor also features office space that can also be used as a bedroom, featuring large windows that fill the room with natural light. Upstairs, the sizable master bedroom is accompanied by an ensuite and walk-in closet. Two more bedrooms, a full bathroom, and a laundry room complete the upper level. There is also a Separate side entrance to the finished basement offering many possibilities. Residents will appreciate the convenient access to schools, playgrounds, shopping, restaurants, grocery stores, transportation, LRT, Hospital, Genesis Centre, and much more. Metis Trail, Stoney Trail, McKnight Blvd, and Deerfoot Trail provide easy access to the surrounding area. It is an ideal place for a growing family to call home. The Buyer has to accept old RPR. The Basement is rented out \$1000 and 30% utility on monthly basis. There was recent Hail Damaged, claim opened already, all the information will be provided to the Buyer.**

Inclusions: **N/A**
Property Listed By: **Insta Realty**

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