



THE
A-TEAM

**RE/MAX
FIRST**

513 SAVANNA Drive, Calgary T3J 2J8

MLS®#: **A2159341**

Area: **Saddle Ridge**

Listing Date: **08/21/24**

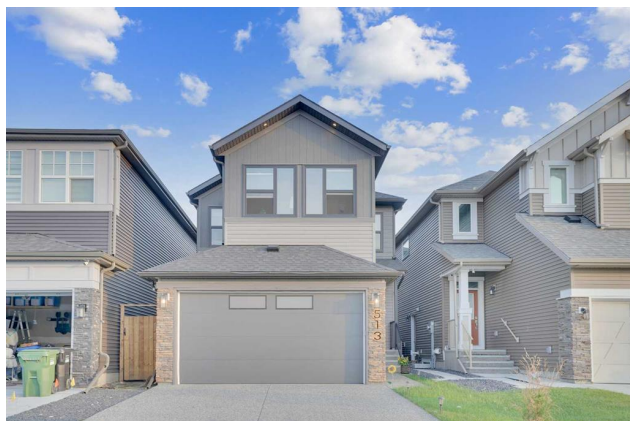
List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,040**

Low Sqft:

Ttl Sqft: **2,040**

Lot Information

Lot Sz Ar: **3,207 sqft**

Lot Shape:

DOM

28

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Gas Cooktop, Gas Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat: **Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	13`1" x 13`6"
Dining Room	Main	10`7" x 8`9"
Kitchen	Main	10`7" x 12`1"
Bonus Room	Upper	13`3" x 13`10"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Main	8`10" x 11`0"
Bedroom	Upper	9`6" x 11`11"
Bedroom - Primary	Upper	15`7" x 12`4"
Living Room	Main	12`6" x 17`1"
Laundry	Upper	0`5" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111840

Zoning:
R-G

Remarks

Pub Rmks: ****Stunning 4-Bedroom Home with Upgrades in Savanna, Saddleridge Community, Calgary** Welcome to this impressive home with just under 2100 sq. ft. of developed living space in the desirable community of Savanna in Saddleridge. Built in 2022, this modern residence offers 4 spacious bedrooms (3 up plus 1 main floor) and 3 full bathrooms, perfect for a growing family. The main floor features a welcoming living area with a cozy electric fireplace, a bedroom, a full bathroom, and sleek vinyl flooring throughout. The kitchen and dining area are perfect for hosting gatherings or enjoying family meals. Upstairs, you'll find a versatile bonus room, ideal for a home office or playroom, and a convenient laundry room. The master suite boasts a private ensuite, while the additional 2 bedrooms share a full bathroom. The property includes a front double attached garage and a basement with a high 9-foot ceiling and side entrance, providing ample storage or potential for future development. This home is loaded with upgrades, ensuring a modern and comfortable living experience. Don't miss out on this fantastic opportunity to own a beautiful home in one of Calgary's most sought-after communities!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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