



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**249 SAVANNA Drive, Calgary T3J5T3**

MLS®#: **A2160759**

Area: **Saddle Ridge**

Listing Date: **08/29/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,552 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,517**

Low Sqft:

Ttl Sqft: **2,517**

DOM

**20**

Layout

Beds: **4 (4 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Gas Stove,Gas Water Heater,Range Hood**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`1" x 10`5"	Family Room	Main	15`1" x 15`1"
Dining Room	Main	10`5" x 12`4"	3pc Bathroom	Main	
4pc Bathroom	Upper		5pc Ensuite bath	Upper	
Bedroom - Primary	Upper	15`6" x 15`3"	Bonus Room	Upper	10`5" x 12`10"
Bedroom	Upper	11`7" x 10`0"	Bedroom	Upper	11`7" x 10`3"
3pc Ensuite bath	Upper		Office	Main	10`5" x 10`4"
Spice Kitchen	Main	10`5" x 5`7"	Bedroom - Primary	Upper	14`3" x 13`8"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**  
Legal Desc: **2311657**

Remarks

Pub Rmks: **This spacious and modern home offers 4 bedrooms, including 2 master bedrooms, and 4 full bathrooms, providing ample space and comfort for your family. The home features a convenient spice kitchen, perfect for preparing your favorite dishes, and a side entry door that allows easy access to the basement. The basement is ready to be developed, offering great future potential for extended family living. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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