

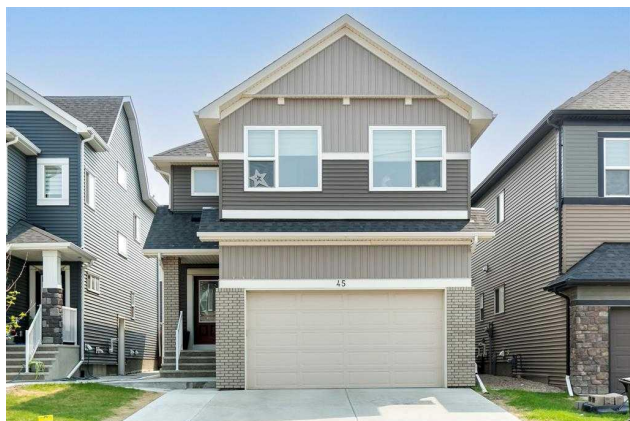


THE
A-TEAM

**RE/MAX
FIRST**

45 SAVANNA Alley, Calgary T3J 0Y7

MLS®#: **A2161737** Area: **Saddle Ridge** Listing Date: **08/30/24** List Price: **\$859,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,308**
 Low Sqft:
 Ttl Sqft: **2,308**

DOM

19
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Cleared,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bidet,Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 13`0"
Office	Main	10`0" x 9`6"
Spice Kitchen	Main	5`6" x 6`9"
Bedroom - Primary	Upper	12`9" x 13`2"
Bedroom	Upper	11`2" x 12`5"
5pc Ensuite bath	Upper	8`2" x 16`8"
Bedroom	Basement	11`6" x 12`4"

Room	Level	Dimensions
Kitchen	Main	11`4" x 9`6"
Dining Room	Main	13`4" x 9`8"
2pc Bathroom	Main	4`10" x 5`0"
Bedroom	Upper	9`4" x 12`6"
Bedroom	Upper	9`4" x 12`6"
5pc Bathroom	Upper	11`2" x 6`2"
Kitchen	Basement	11`6" x 9`1"

Bedroom
3pc Bathroom

Basement
Basement

11`6" x 12`4"
4`11" x 7`11"

Living Room

Basement

14`9" x 9`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1N

1712423

Remarks

Pub Rmks:

4 BEDROOM FRONT GARAGE HOME WITH 2 BED LEGAL BASEMENT SUITE on a CONVENTIONAL LOT. Welcome to the beautiful FRESHLY PAINTED family home in the wonderful community of Savanna in Saddle Ridge! Easy access to Metis Trail, Stoney Trail, Calgary International Airport, shopping, schools and playgrounds makes this community the most desirable one. The OPEN CONCEPT of this home welcomes you to the spacious front foyer, mudroom, a powder room and a den/office on the main floor. Make your way to the upgraded kitchen with high end STAINLESS STEEL APPLIANCES, quartz counter top, CHIMNEY HOOD FAN and a SPICE KITCHEN with GAS COOKTOP for all those cooking adventures. Finally, the spacious living room and dining room backing onto the back lawn completes this floor. Upstairs, you will find good size 4 BEDROOMS, family size bonus room and laundry room for convenience. The primary bedroom features ensuite w/soaker tub, standing shower and his/her sinks. The separate entrance to the 2 BEDROOM LEGAL BASEMENT suite with 9' ceiling, living room, separate furnace, separate laundry is a hassle free revenue generator for the new owner. The extended driveway that can easily accomodate 3 cars and the fenced and landscaped backyard with low deck, RAISED FLOWER BEDS and a good size shed for your storage is another wonderful feature of this home. The garage also features additional space for all your storage requirements. COME and VIEW THIS PROPERTY TODAY!

Inclusions:

Property Listed By:

Basement Appliances - Electric Stove, Microwave Hood fan, Refrigerator, Washer-Dryer Stacked
MaxWell Central

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