



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 SAVANNA Lane, Calgary T3J 0Y9**

MLS®#: **A2162086**

Area: **Saddle Ridge**

Listing Date: **09/03/24**

List Price: **\$819,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **4,187 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**  
Park Feat: **Double Garage Attached**

DOM

**15**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 9`4"</b>
<b>Office</b>	<b>Main</b>	<b>6`0" x 8`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 12`6"</b>
<b>Dining Room</b>	<b>Basement</b>	<b>10`2" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 16`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 11`6"</b>
<b>Pantry</b>	<b>Suite</b>	<b>5`4" x 6`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 15`7"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`3" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`7" x 15`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`0" x 12`9"</b>

**4pc Bathroom  
Bedroom**

**Upper  
Upper**

**0`0" x 0`0"  
13`3" x 11`10"**

**Bedroom  
Laundry**  
Legal/Tax/Financial

**Upper  
Upper**

**9`8" x 11`8"  
8`8" x 9`4"**

Title:  
**Fee Simple**  
Legal Desc:

**1712423**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**This beautiful and exclusive, Homes by Avi Rosewood Showhome, at 2165 sq ft is located on a large corner lot across from Savanna park. This home features unique 9' main floor ceilings and 8' doors, a front dual/separate entry, hardwood floors to the main, spacious kitchen, beautiful quartz counter tops, center island, elegant kitchen cabinetry with ample working space, large walk through pantry, upgraded stainless steel appliances with chimney hood fan and built-in microwave. The main floor features a multi-purpose den, wood railing, and elegant fireplace. The upper floor consists of a private master bedroom with an ensuite offering his & hers sinks, stand-alone tub and shower stall, plus a spacious walk-in closet. A bright open central bonus room with 2 bedrooms, both with walk-in closets and a large upper-floor laundry. This former Showhome comes with a fully developed basement with a front separate entrance. The basement features a kitchenette with fridge, hood fan, a dishwasher, family room, full bathroom and a bedroom. But that's not all, this home also boasts central air conditioning, a double car garage, and additional driveway space for two cars. Other features include extra windows, built-in speakers, upgraded blinds, front & rear yard landscaping with a fully enclosed 6" post fence, finished rear deck, Fantech Ventilation system, permanent Gemstone exterior roof lights, and much more! Located in a serene Neighborhood, you're only a five-minute drive from significant cultural and recreational centres. Plus, with schools, grocery stores, and shopping amenities within arm's reach, this home isn't just a residence; it's a lifestyle upgrade waiting just for you. You cannot miss seeing this exceptional home in one of Calgary's most sought-after communities!**

Inclusions:  
Property Listed By:

**Fridge, hood fan and dishwasher in basement  
RE/MAX Real Estate (Mountain View)**

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











