



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**252 SAVANNA Terrace, Calgary T3J 5P2**

MLS®#: **A2162709**

Area: **Saddle Ridge**

Listing Date: **09/05/24**

List Price: **\$709,900**

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: **2,486 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,469**  
Low Sqft:  
Ttl Sqft: **1,469**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Zero Lot Line**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 12`11"	Dining Room	Main	10`0" x 12`10"
Kitchen	Main	12`10" x 12`10"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	4`5" x 5`5"	Entrance	Main	3`11" x 6`0"
Bedroom - Primary	Second	12`4" x 12`11"	Walk-In Closet	Second	7`11" x 5`7"
Bedroom	Second	9`11" x 9`3"	Bedroom	Second	9`11" x 9`3"
3pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Kitchen	Basement	10`1" x 7`2"	Living/Dining Room Combination	Basement	12`1" x 14`4"

**Bedroom  
Laundry**

**Basement  
Basement**

**9`6" x 9`8"  
3`3" x 4`0"**

**4pc Bathroom**

**Basement**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2310384**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Brand new detached home in SAVANNA. It's a great opportunity for a live-up, rent-down or investment property. The home comes with a 3-bedroom upper level and a 1-bedroom LEGAL SUITE developed by the builder. Get all of the benefits of this brand new home without the hassle of building one. Enjoy the vinyl plank flooring throughout leading into the Beautiful kitchen featuring a spacious island for your entertainment needs. elegant quartz countertops, plenty of cupboards / stainless steel appliances package up/down. The fully developed basement includes a 1 -bedroom legal suite with a separate heating source and laundry facilities. Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, 200 amp panel for upper floors and 100 amp panel for the basement, 80 Gallons hot water tank, Gas connection with Gas stove on main, added water line for fridge. It is truly a must-see property. Total of 4 bedrooms/3.5 baths, beautiful veranda porch. There's no need to wait on the recent hail damage repairs, as all noted damage has already been completed by the builder.**

Inclusions:

Property Listed By:

**REFRIGERATOR,STOVE-ELECTRIC,MICROWAVE HOOD FAN (IN BASEMENT)**

**Century 21 Bravo Realty**

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