



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 SAVANNA Grove, Calgary T3J 0V5**

MLS®#: **A2162953**      Area: **Saddle Ridge**      Listing Date: **09/06/24**      List Price: **\$1,580,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **3,961 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,539**  
 Low Sqft:  
 Ttl Sqft: **3,539**

DOM

**12**  
Layout  
 Beds: **7 (6 1 )**  
 Baths: **5.0 (5 0)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Rectangular Lot,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Other,Playground**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`9" x 5`3"
Bedroom	Main	10`1" x 8`5"
Kitchen	Main	16`5" x 10`2"
Family Room	Main	10`5" x 13`0"
Bedroom - Primary	Second	12`11" x 15`0"
Walk-In Closet	Second	6`6" x 7`10"
Bedroom	Second	10`1" x 10`3"

Room	Level	Dimensions
Living Room	Main	14`2" x 12`1"
4pc Bathroom	Main	12`5" x 5`6"
Dining Room	Main	16`5" x 9`0"
Pantry	Main	6`1" x 7`4"
5pc Ensuite bath	Second	10`2" x 12`8"
3pc Bathroom	Second	10`1" x 9`4"
Bedroom	Second	12`7" x 11`0"

Walk-In Closet	Second	6`3" x 3`8"	Bedroom	Second	12`7" x 10`2"
Walk-In Closet	Second	6`3" x 4`7"	Bonus Room	Second	16`11" x 8`10"
Laundry	Second	10`1" x 6`11"	Balcony	Second	9`6" x 5`7"
Bedroom	Third	12`0" x 11`1"	Walk-In Closet	Third	4`7" x 10`11"
3pc Bathroom	Third	8`0" x 11`7"	Exercise Room	Third	13`0" x 18`5"
Balcony	Third	6`6" x 5`1"	4pc Bathroom	Basement	9`3" x 5`9"
Furnace/Utility Room	Basement	9`3" x 11`5"	Bedroom	Basement	11`10" x 11`2"
Kitchen	Basement	12`1" x 9`11"	Dining Room	Basement	12`1" x 8`7"
Family Room	Basement	13`4" x 12`2"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1611281  
 Zoning: R-1N

Remarks

Pub Rmks: **Welcome to this expansive home offering *\*\*almost\*\** 4500 SQF of developed living space, perfect for accommodating large or extended families. Step inside to discover a spacious foyer leading to an office or bedroom, complemented by a full 3-piece bathroom on the main level. The open-concept living area features a beautifully designed kitchen with a custom-built pantry and elegant built-ins in the living room. Upstairs, you'll find a BONUS room, a convenient laundry room, and four bedrooms, including the master with an ensuite, plus a large 3-piece bathroom. The third level surprises with two more generously sized bedrooms, one currently set up as an exercise room. The second bedroom on this floor offers access to a private balcony. This level also includes a 3-piece bathroom. Additionally, the fully developed basement suite (illegal) includes a kitchen, laundry room, bedroom, and 3-piece bathroom, offering even more living space. Accessibility is a priority with an ELEVATOR and accessible bathrooms throughout. Currently functioning as a care facility, this immaculate home can easily be converted back to a private residence. Any medical equipment installed is part of the business and not included in the sale of the house. The business itself can be negotiated if the new owner wishes to continue with the senior home facility, at an additional cost. Contact for more information.**

Inclusions: See Remarks/ Call Listing Agent  
 Property Listed By: CIR Realty

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