



THE
A-TEAM

**RE/MAX
FIRST**

19 SAVANNA Parade, Calgary T3N 1A8

MLS®#: **A2163346**

Area: **Saddle Ridge**

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

List Price: **\$614,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **2,755 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,472**
Low Sqft:
Ttl Sqft: **1,472**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 11`11"
Dining Room	Main	7`6" x 5`6"
Kitchen	Main	13`2" x 12`10"
Laundry	Upper	4`6" x 3`5"
4pc Bathroom	Upper	7`11" x 4`11"

Room	Level	Dimensions
Bedroom - Primary	Upper	12`11" x 12`11"
Bedroom	Upper	10`9" x 9`5"
Bedroom	Upper	9`10" x 8`10"
2pc Bathroom	Main	5`0" x 4`11"
4pc Ensuite bath	Upper	9`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1513189

Zoning:
R-1N

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY 12PM-3PM , Welcome to your ideal family home! This stunning 3-bedroom, 2.5-bathroom house is designed with your family's comfort in mind. With 1,472 square feet of living space, this charming residence offers a perfect blend of comfort and style. Upon entering, you are greeted by a spacious living area and a beautiful kitchen, featuring quartz countertops stainless steel appliances. The adjacent dining area is an ideal space for family meals and entertaining guests. The upper level includes three generously sized bedrooms. The master bedroom boasts a luxurious four-piece ensuite bathroom and a spacious walk-in closet, another 2 bedrooms and a full bathroom, upstairs convenient laundry. The WEST-facing backyard is a true oasis, complete with a deck where you can enjoy summer barbecues while the kids play in the fenced yard. Double detached garage. Nestled in vibrant Savannah, you'll enjoy easy access to groceries, dental care, restaurants, registries, schools, and transportation, all just a short walk away. This house combines elegance, functionality, and an unbeatable location.

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

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









