



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 SAVANNA Drive, Calgary T3J5T2**

MLS®#: **A2165281**      Area: **Saddle Ridge**      Listing Date: **10/24/24**      List Price: **\$789,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,375**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,191 sqft**      Ttl Sqft: **2,375**  
 Lot Shape:

DOM

**5**  
Layout  
 Beds: **5 (5 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Standard Shaped Lot,Zero Lot Line**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room             | Level | Dimensions    |
|-------------------|-------|---------------|------------------|-------|---------------|
| Bedroom           | Main  | 8`0" x 10`10" | Kitchen          | Main  | 19`0" x 14`0" |
| Great Room        | Main  | 12`0" x 17`0" | Dining Room      | Main  | 11`0" x 15`0" |
| Bedroom - Primary | Upper | 13`0" x 17`4" | Bonus Room       | Upper | 17`2" x 14`0" |
| Bedroom           | Upper | 9`8" x 12`0"  | Bedroom          | Upper | 8`8" x 11`0"  |
| Bedroom           | Upper | 9`0" x 12`0"  | 5pc Ensuite bath | Upper |               |
| 4pc Bathroom      | Upper |               | 3pc Bathroom     | Main  |               |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311657**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to Your Dream Home in Savanna, Calgary! Discover the perfect blend of modern design and family-friendly functionality in this stunning 5-bedroom single-family home built by Homes by Avi. Nestled in the vibrant community of Savanna, this home is designed to meet all your needs for comfort and convenience. Property Highlights: 5 Spacious Bedrooms: Including one on the main floor—ideal for guests or multi-generational living. 3 Full Bathrooms: Modern finishes ensure comfort and ease for your family. Chef's Kitchen: A unique double-island layout provides ample counter space and storage, making it perfect for family gatherings and entertaining. Bonus Room: A centrally located bonus room on the second floor offers the perfect space for a home office, play area, or lounge. This is your opportunity to live in a community that offers everything you need for a vibrant and fulfilling lifestyle. For more information, visit our show home at 541 Savanna Drive!**

Inclusions:  
Property Listed By: **NA  
CIR Realty**

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

