



THE
A-TEAM

**RE/MAX
FIRST**

730 SAVANNA Landing, Calgary T3J1R6

MLS®#: **A2166022** Area: **Saddle Ridge** Listing Date: **09/15/24** List Price: **\$614,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
 Lot Information
 Lot Sz Ar: **2,658 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,606**
 Low Sqft:
 Ttl Sqft: **1,606**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`1"	Dining Room	Main	12`8" x 10`5"
Kitchen	Main	14`11" x 15`10"	Living Room	Main	13`8" x 13`0"
4pc Bathroom	Second	9`5" x 5`0"	5pc Bathroom	Second	5`3" x 10`2"
Bedroom	Second	9`6" x 10`2"	Bedroom	Second	9`6" x 10`2"
Bedroom - Primary	Second	15`3" x 14`6"	Walk-In Closet	Second	9`6" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1912055

Remarks

Pub Rmks:

WHAT A AMAZING HOME AT SAVANNA COMES WITH 3-Bedrooms | 2.5-Bathrooms | Semi-Detached | 1606.82SqFt | Quartz Countertops | Full Height Cabinets | Pantry | Pot Lighting | Open Floor Plan | High Ceilings | Wide Plank Flooring | Large Windows | Upper Level Laundry Room | Side Entry to Basement | Backyard | Rear Parking | Alley Access. Welcome home to 730 SAVANNA LANDING N.E , a beautifully designed 2-storey semi-detached home with 1606.82 SqFt throughout the main and upper levels with an additional 813SqFt in the unfinished basement. Open the front door to a foyer with closet storage and views into the living room. The living room is bright with natural light through the WEST facing windows. There's 2pc bathroom the main floor and open floor plan lushing white kitchen, dining and family room. The kitchen is finished with quartz countertops, full height cabinets, modern backsplash, a corner pantry and a large centre island with barstool seating. With the kitchen, breakfast and dining being an open floor plan, this is the perfect home for entertaining friends and family! The door at the rear of the home leads to the deck and backyard! Nestled beside this door is closet storage! Head upstairs to the comfortable upper level with 3 bedrooms, 2 bathrooms and a laundry room. The primary bedroom has a walk-in closet and private 4pc ensuite bathroom with a walk-in shower. Bedrooms 2 & 3 are both a great size, these share the main 4pc bathroom with a tub/shower combo. The laundry on the upper level is a home owner's delight; located near all the bedrooms, this makes laundry easy! Downstairs the unfinished 9ft ceiling basement has a separate side entrance and roughed in plumbing making it easily transformed to fit your family's needs. Outside is a great backyard to enjoy in the warm summer months! The rear parking with alley access allows for 2 cars on the PAVED PARKING PAD, street parking is readily available at the front of the home! Hurry and book your showing at this incredible home today!

Inclusions:
Property Listed By:

NONE
PREP Realty

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









