



THE
A-TEAM

**RE/MAX
FIRST**

255 SAVANNA Boulevard, Calgary T3J 2E6

MLS®#: **A2167561**

Area: **Saddle Ridge**

Listing Date: **09/20/24**

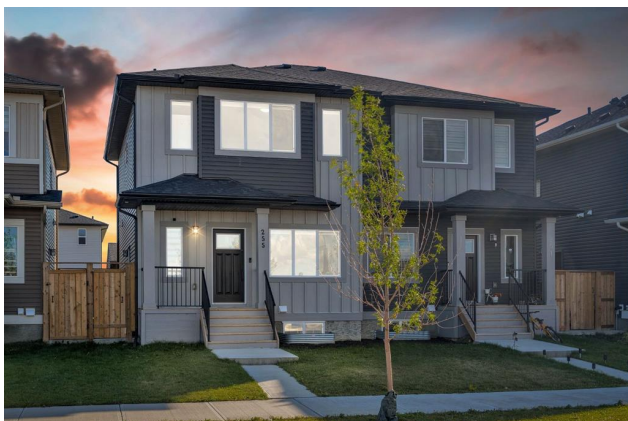
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2020**

Lot Information
Lot Sz Ar: **2,647 sqft**
Lot Shape:

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

Finished Floor Area
Abv Sqft: **1,581**
Low Sqft:
Ttl Sqft: **1,581**

DOM

32
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 7`9"
Dining Room	Main	5`8" x 7`9"
Living Room	Main	13`5" x 13`11"
4pc Ensuite bath	Second	4`11" x 11`3"
Bedroom	Second	9`7" x 12`2"
Walk-In Closet	Second	9`1" x 4`11"

Room	Level	Dimensions
Bedroom	Main	9`4" x 10`11"
Kitchen	Main	13`10" x 12`3"
4pc Bathroom	Second	5`0" x 7`11"
Bedroom	Second	9`2" x 12`2"
Bedroom - Primary	Second	13`11" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912262

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to 255 Savanna Blvd, a beautifully designed 2-storey semi-detached home offering 1580 sq ft This home stands out with 9 ft ceilings on every level, creating a spacious and open feel throughout. As you enter, you'll be welcomed into a foyer with closet storage and views into the bright living room, illuminated by natural light from north-facing windows. The main floor includes a bedroom, perfect for guests or multi-generational living, along with a full 3-piece bathroom featuring a shower for added convenience. Beyond the central bathroom, the open-concept kitchen, dining, and family room await. The kitchen is a chef's dream, showcasing an extended layout with quartz countertops, soft-close cabinets and drawers, full-height cabinets, a gas burner range, and a modern backsplash. The large center island includes a single basin sink with an in-sink garburator and soap dispenser, along with barstool seating. The seamless flow between the kitchen, dining, and family room makes it ideal for hosting family and friends. A door at the rear leads to a Patio and a fully fenced backyard, complete with a BBQ natural gas line, concrete work along the side and back of the house.. Upstairs, the home offers 3 bedrooms, 2 bathrooms, and a laundry room. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with dual sinks, a walk-in shower and faucets, and a good sized window for natural light. Bedrooms 2 and 3 are spacious and share a 4-piece bathroom with a tub/shower combo. Both main and upper level also feature upgraded lighting and premium flooring throughout. The unfinished basement is ready for your personal touch, with a separate side entrance and roughed-in plumbing offering endless possibilities. Outside, parking includes space for 2 cars in the Detached Garage with alley access, plus additional street parking at the front of the home. Located close to SAVANNA MARKET PLAZA , shopping, schools, restaurants, and the LRT, this home offers both style and convenience

Inclusions:
Property Listed By:

N/A
Executive Real Estate Services

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







