



THE
A-TEAM

**RE/MAX
FIRST**

603 SAVANNA Crescent, Calgary T3J5P1

MLS®#: **A2169961** Area: **Saddle Ridge** Listing Date: **10/04/24** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,475 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,743**
 Low Sqft:
 Ttl Sqft: **1,743**

DOM
25
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 10`1"	Living Room	Main	12`11" x 12`0"
Kitchen	Main	12`11" x 8`9"	Bonus Room	Second	10`11" x 10`6"
Laundry	Second	4`0" x 3`6"	Bedroom - Primary	Second	13`6" x 12`1"
Bedroom	Second	12`4" x 9`3"	Bedroom	Second	10`11" x 9`3"
Bedroom	Main	10`9" x 10`6"	4pc Bathroom	Main	8`6" x 7`6"
4pc Ensuite bath	Second	8`10" x 4`11"	4pc Bathroom	Second	7`10" x 4`11"
Foyer	Main	6`5" x 5`5"	Mud Room	Main	8`0" x 5`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2310384

Remarks

Pub Rmks: **Welcome to this stunning, Brand-New home spanning over 1743 square feet, situated in the beautiful Savanna community. The main floor features a modern open floor plan, complete with a Bedroom and full bathroom, an inviting living room, and a stylish kitchen equipped with stainless steel appliances, a pantry, and a spacious dining area. Upstairs, you will find a generous bonus room, a large master bedroom with an ensuite bathroom and walk-in closet, two additional well-sized bedrooms, and another full bathroom. The Unfinished basement offers separate entrance and two windows. The property features a two-car gravel parking pad at the rear. Enjoy convenient access to major highways, a nearby pond, School, and an abundance of shopping, dining, and essential services, all just a short walk away. Don't miss this incredible opportunity!**

Inclusions: **None**
Property Listed By: **Five Star Realty**

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







