



THE
A-TEAM

**RE/MAX
FIRST**

722 SAVANNA Landing, Calgary T3J 2B5

MLS®#: **A2169983**

Area: **Saddle Ridge**

Listing Date: **10/08/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,590

Year Built:

2019

Low Sqft:

Ttl Sqft:

1,590

Lot Information

Lot Sz Ar:

2,658 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Rectangular Lot

Double Garage Detached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`10" x 13`11"	Living Room	Main	15`2" x 13`5"
Dining Room	Main	12`7" x 10`7"	2pc Bathroom	Main	5`0" x 4`8"
Bedroom - Primary	Second	15`3" x 14`5"	Bedroom	Second	10`0" x 9`5"
Bedroom	Second	10`1" x 9`4"	5pc Ensuite bath	Second	10`1" x 5`1"
4pc Bathroom	Second	9`2" x 4`11"	4pc Bathroom	Basement	7`11" x 4`11"
Living Room	Basement	15`5" x 12`2"	Kitchen	Basement	10`8" x 7`5"
Bedroom	Basement	12`4" x 9`11"	Furnace/Utility Room	Basement	10`0" x 6`9"

Title: **Fee Simple**
 Legal Desc: **1912055**

Zoning: **R-2M**

Remarks

Pub Rmks: **Welcome to this stunning Semi-Detached with a LEGAL BASEMENT SUIT, detached 2-car garage and fully developed backyard located in the highly sought-after community of Savanna. This home is perfect for homeowners and investors alike. The main floor boasts an open-concept layout with a spacious living room featuring large windows that flood the space with natural light. The kitchen is a chef's dream, equipped with stainless steel appliances, including a gas range, and a dining area that overlooks the beautifully landscaped backyard. A convenient 2-piece bathroom completes this level. Upstairs, you'll find a generous primary bedroom with a 5-piece ensuite and walk-in closet. Two additional bedrooms, each with their own walk-in closets, share a 4-piece main bathroom. Laundry on the upper level adds to the convenience. Laminate flooring throughout both floors ensures easy cleaning. The LEGAL BASEMENT SUIT offers its own private entrance, a comfortable living area, full kitchen with stainless steel appliances, a spacious bedroom, 4-piece bathroom, and in-suite laundry, making it ideal for rental income or extended family. Outside, enjoy the fully fenced backyard with a large deck, complete with a BBQ gas line, perfect for your entertainment. The detached 2-car garage adds extra value and convenience. Situated just steps from a playground, and within close proximity to schools, shopping complexes, the NYC Airport, restaurants, future LRT station, a community pond, and parks, this home offers the perfect balance of community and convenience. With easy access to Metis Trail and Airport Trail, commuting around the city is a breeze. Whether you're looking for a place to call home or a savvy investment, this property checks all boxes. Don't miss out on this incredible home - book your showing today!**

Inclusions: **All appliances installed in Basement, Electric Stove, OTR Microwave, Refrigerator, Dryer-Washer.**
 Property Listed By: **RE/MAX Real Estate (Central)**

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













722 Savanna Landing NE, Calgary, AB

Main Building Total Exterior Area Above Grade 1020.20 sq ft



1st Floor
Exterior Area 735.51 sq ft

2nd Floor
Exterior Area 800.65 sq ft

Basement (Below Grade)
Exterior Area 105.19 sq ft

PREPARED: 2024/10/22

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

IGUIDE