



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**293 SAVANNA Drive, Calgary T3J5T3**

MLS®#: **A2171616**

Area: **Saddle Ridge**

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

List Price: **\$930,000**

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: **3,432 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,669**

Low Sqft:

Ttl Sqft: **2,669**

DOM

**14**

Layout

Beds: **4 (4 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, No Neighbours Behind**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Oven, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 8`8"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`6" x 15`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 9`8"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 14`3"</b>	<b>Loft</b>	<b>Upper</b>	<b>12`9" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 14`3"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>9`3" x 5`0"</b>	<b>Flex Space</b>	<b>Main</b>	<b>9`5" x 9`9"</b>
<b>Other</b>	<b>Main</b>	<b>9`8" x 11`3"</b>			

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **2311657**

Remarks

Pub Rmks: **Double front car garage, 2 storey, 2676 sqft 4 bedrooms, 2 double master bedrooms, spice kitchen, 2 living rooms, dining room, 4 bathrooms. Photos are representative.**  
 Inclusions: **N/A**  
 Property Listed By: **Bode Platform Inc.**

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



Main Floor  
1167 sqft.



Upper Floor  
1499 sqft.