



THE
A-TEAM

**RE/MAX
FIRST**

623 SAVANNA Crescent, Calgary T3J 5P1

MLS®#: **A2172805**

Area: **Saddle Ridge**

Listing Date: **10/13/24**

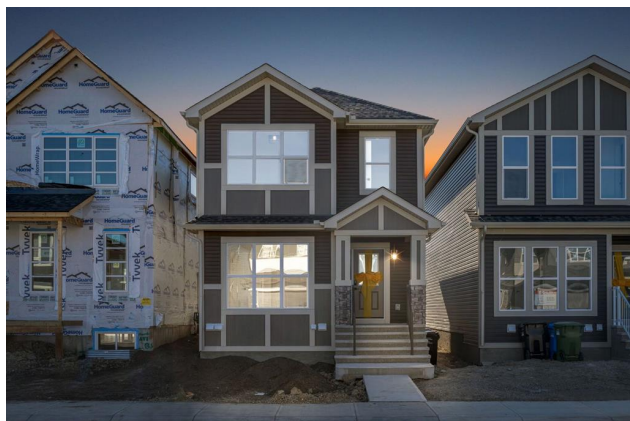
List Price: **\$709,999**

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: **1,808**
Low Sqft:
Ttl Sqft: **1,808**

DOM

16
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

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

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Electric Range, Dishwasher, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 4`11"
Dining Room	Main	10`4" x 10`6"
Kitchen	Main	8`7" x 17`11"
4pc Bathroom	Upper	8`6" x 5`11"
Bedroom	Upper	10`0" x 11`11"
Loft	Upper	10`0" x 10`4"
Walk-In Closet	Upper	6`6" x 8`5"

Room	Level	Dimensions
Bedroom	Main	11`0" x 12`5"
Foyer	Main	8`2" x 8`3"
Living Room	Main	12`10" x 11`10"
4pc Ensuite bath	Upper	8`6" x 8`5"
Bedroom	Upper	9`3" x 11`10"
Bedroom - Primary	Upper	12`2" x 15`8"

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **2310384**

Remarks

Pub Rmks: **Welcome to this beautifully Designed & Crafted 2024 Built Brand New - Never Occupied Homes in the Heart of northeast Calgary, SAVANNA Saddleridge. This Detached home comes with 4 Bedrooms in total, 3 Full bathrooms out of which you get a Full bedroom & Bathroom on the Main level, which brings you a cherry on the Cake. 3 bedrooms & 2 Bathrooms Upstairs with a Spacious Bonus room as well. With the beautiful mixed exterior of Vinyl & Hardie board, Upon entering you're greeted by an Open foyer area beside a Full Bedrooms with the great sized windows facing the front of the house & a decent closet as well, adjoining a Full Bathroom on the main level with Quarts countertop, Under-mount sink, shaker style cabinet, a standing shower with a glass door. Moving further you're greeted by a giant sized kitchen with extended kitchen counter top with over hang for bar stools, high end kitchen cabinets in Shaker style, stainless steel appliances, water & ice dispenser Refrigerator, Built in Microwave, high power chimney fan with Backsplash tiles through out. Along with these all you'll get a decent sized pantry as well. Adjoining the kitchen you'll get a great sized Dining area with a good sized window & custom hanging light. Here comes the great sized Living area which faces the south & having great sized windows in Living area will make you family evenings better with great sunlight in it. Beside the Living area the foyer will take you to the back door of the house where you have a provision to build a 2 Car garage in future & a decent sized backyard as well. Moving ahead to the Upper level of the house, You get an additional window in the stairs & it leads you to the Bonus area located in the centre of the upper level with a good sized windows in it. Spacious Master bedroom Upstairs comes with a huge walk-in Closet, 3 Piece Bath with an under-mount sink & shaker style cabinets. Other 2 Decent sized Bedrooms on Upper level shares one common full bath on this level. Good sized Laundry room is located at upper level of the house. There is a separate basement entrance which has already been built by the builder & great of the greatest thing is that the Basement is specifically designed & Planned for its future development with 2 Big sized windows to accommodate 2 bedrooms for the future, all the rough-in for future development for a rentable suite has been already placed in a perfect way, with a furnace & hot water tank on one corner. Electrical panel upgraded to 200 AMP to accommodate future connections. This is a beautifully built house with extreme love & care. Book your showing today & don't miss the pride opportunity to own this home in the amenities full community of Saddleridge (SAVANNA) just steps away from Parks, Plaza, LRT Train Station, Govind Sarvar School & Gurughar, Calgary international Airport, Stoney Trail & many more. Happy Showings!!**

Inclusions: **NONE**
Property Listed By: **Coldwell Banker YAD Realty**

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









