



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48 SAVANNA Grove, Calgary T3J 0V6**

MLS®#: **A2173996**      Area: **Saddle Ridge**      Listing Date: **10/22/24**      List Price: **\$879,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$40k, 25-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **4,660 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,574**  
 Low Sqft:  
 Ttl Sqft: **2,574**

DOM

**60**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**  
 Flooring: **Carpet, Hardwood, See Remarks, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	12`5" x 14`0"	2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	12`7" x 10`3"	Kitchen	Main	15`5" x 8`8"
Pantry	Main	3`11" x 1`9"	Living Room	Main	14`8" x 11`6"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`2" x 10`0"
Bedroom - Primary	Upper	12`11" x 12`11"	5pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	6`3" x 5`10"	Bonus Room	Upper	15`4" x 13`7"
Laundry	Upper		Bedroom	Upper	10`11" x 10`10"
5pc Ensuite bath	Upper		Bedroom	Upper	14`8" x 10`11"
Bedroom	Upper	9`11" x 10`9"	4pc Bathroom	Upper	
Walk-In Closet	Upper				

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1611281  
 Zoning: R-G

Remarks

Pub Rmks: Click brochure link for more details\*\* Welcome to this beautifully designed 5-bedroom, 4.5-bathroom corner home with front garage, offering a spacious 2,575 sq. ft. of luxurious living space. Nestled in the desirable community of Savanna in Saddle Ridge, this property boasts exceptional access to Metis Trail, Stoney Trail, Calgary International Airport, and is just minutes from schools, shopping, parks, and playgrounds. Perfect for growing families, this home combines modern upgrades with comfort and convenience. Upon entering, you are greeted by tile flooring in the foyer, which transitions to elegant hardwood floors throughout the main living areas. The main floor features an open-concept design that flows effortlessly between the family room, dining area, and upgraded kitchen. The kitchen is a chef's dream, featuring stainless steel appliances, a gas cooktop, a sleek hood fan, granite countertops, and a pantry—perfect for both entertaining and everyday family meals. This level also includes a master bedroom with an ensuite bathroom, making it ideal for multi-generational living, along with a convenient half bathroom for guests. The 9 ft ceilings on the main floor create a sense of space and elegance. Upstairs, you'll find brand new carpet throughout, along with 4 large bedrooms, including two master suites—each with its own ensuite bathroom and walk-in closet. The primary master ensuite offers an upgraded soaker tub and a standing shower, creating a private retreat for relaxation. All bathrooms are finished with tile flooring and granite countertops, adding a touch of sophistication to the home. The upper level also includes a bonus room vaulted ceilings, perfect for a playroom or additional family space, a laundry room, and storage room, all under the airy 9 ft ceilings. The unfinished basement, with 9 ft ceilings, provides endless potential for customization, whether you envision creating additional living space, a home gym, or a recreation room. This home also comes with central air conditioning, ensuring year-round comfort. Situated on a corner lot, this property offers extra yard space and privacy, making it ideal for outdoor activities or future landscaping projects. The entire home has been freshly painted, giving it a pristine, move-in-ready feel. For families, educational needs are met by nearby Peter Lougheed School and Gobind sarvar school, with convenient public transport options such as the Saddletowne LRT station ensuring seamless connectivity across the city. The vibrant community of Savanna offers an ideal blend of modern amenities, including dining, shopping, and parks—all within a short distance.

Inclusions: Call seller directly  
 Property Listed By: Honestdoor Inc.

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











