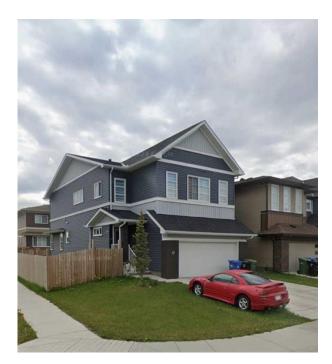


48 SAVANNA Grove, Calgary T3J 0V6

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



				DOM	
General Information				DOM	
Prop Type:	Residential			60	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Area		Beds:	5 (5)
Year Built:	2016	Abv Sqft:	2,574	Baths:	4.5 (4 1)
Lot Information		Low Sqft:		Style:	2 Storey
Lot Sz Ar:	4,660 sqft	Ttl Sqft:	2,574		
Lot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
Access:				5	
Lot Feat:	Corner Lot				
Park Feat:	Park Feat: Double Garage Attached				
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Utilities and Features

Roof:	Asphalt Shingle	Construction:
Heating:	Forced Air	Vinyl Siding
Sewer:		Flooring:
Ext Feat:	Other	Carpet,Hardwood,See Remarks,Tile
		Water Source:
		Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Int Feat: Utilities:

See Remarks **Kitchen Island, See Remarks**

			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:		Zoning:						
Fee Simple		R-G						
Legal Desc:	1611281							
			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							
Inclusions: Property Listed By:	Call seller directly Honestdoor Inc.							

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

