



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 SAVANNA Drive, Calgary T3J 2H5**

MLS®#: **A2174830**

Area: **Saddle Ridge**

Listing Date: **10/28/24**

List Price: **\$809,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,756 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,261**

Low Sqft:

Ttl Sqft: **2,261**

DOM

**25**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 6`9"
Dining Room	Main	13`0" x 8`11"
Kitchen	Main	13`1" x 15`0"
4pc Bathroom	Upper	5`0" x 8`10"
Bedroom	Upper	9`9" x 9`8"
Family Room	Upper	19`1" x 11`7"

Room	Level	Dimensions
Bedroom	Main	14`0" x 9`11"
Foyer	Main	6`0" x 10`10"
Living Room	Main	12`0" x 15`6"
5pc Ensuite bath	Upper	9`9" x 9`4"
Bedroom	Upper	11`0" x 12`3"
Bedroom - Primary	Upper	12`10" x 15`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2011762**

Remarks

Pub Rmks:

**Directly Across From the Future CBE Saddleridge School | 2,261 SqFt | Main Level Primary Bedroom | Luxurious Finishes | Chef's Kitchen | Stainless Steel Appliances | Quartz Countertops | Open to Below Ceilings | Expansive Living Space | Upper Level Family Room | Upper Level Laundry | Large Bedrooms | Side Entry to Basement | Fully Fenced Backyard | Large Deck with Gas BBQ Line | Ample Lawn Space | Front Attached Double Garage | Driveway | Amenities Nearby | Surrounded by Walking Paths. Welcome to this stunning 2-storey family home boasting 2,261 SqFt throughout the main and upper levels with an additional 984 SqFt in the basement level with a separate side entrance. Located directly across from the future CBE School, this location can't be beat! Open the front door to a grand foyer with closet storage to keep this space clutter free! The primary bedroom on the main level is a treat for a large family; this is paired with a walk-in closet and cheater door to the 3pc bathroom. The open floor plan is inviting to guests and makes this home great for entertaining friends and family. The kitchen is outfitted with full height cabinets, quartz countertops, stainless steel appliances and a walk-in pantry for dry goods storage. The large centre island has space for barstool seating which is perfect for small meals and socializing. The dining room is bright with natural light that beams through the sliding glass doors that lead onto the large deck. The living room with open to below ceilings truly emphasizes the size of this home. Centred with an electric fireplace, the living room is stylish and comfortable. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry. The primary bedroom is a personal oasis; the spacious bedroom is coupled with a walk-in closet and 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and double vanity. Bedrooms 2 & 3 on the upper level are both a generous size and share the main 4pc bath with a tub/shower combo. The bonus room upstairs has vaulted ceilings and is a great airy space to relax in the evenings with the family. The laundry being upstairs is every home owner's dream as its located near all the bedrooms. Downstairs, the unfinished basement has a separate side entry and rough-in plumbing. This space is ready to be transformed to fit your family's needs! Outside, the fully fenced backyard has a large lawn and deck. The deck is a great space for an outdoor dining set during the warm summer months. The front attached garage & driveway allow for 4 vehicles to be parked at any time plus street parking is available too. This home is a minute's walk to all shopping amenities, park, playground and walking/biking paths. Hurry and book a showing at this incredible family home today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Crown**

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











