

13 SAVANNA Green, Calgary T3J0V9

MLS®#: **A2175156** Area: **Saddle Ridge** Listing Date: **10/24/24** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **3,971 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level, Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

58
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`10" x 10`11"	2pc Bathroom	Main	5`0" x 5`1"
Breakfast Nook	Main	12`2" x 10`2"	Dining Room	Main	10`1" x 11`11"
Spice Kitchen	Main	5`6" x 5`11"	Kitchen	Main	19`9" x 8`9"
Living Room	Main	12`11" x 14`2"	Office	Main	11`8" x 10`1"
4pc Bathroom	Upper	5`0" x 10`7"	Bedroom	Upper	10`1" x 10`11"
Bedroom	Upper	11`1" x 11`0"	5pc Ensuite bath	Upper	11`10" x 10`4"

Bedroom - Primary
5pc Bathroom
Family Room
4pc Bathroom
Walk-In Closet
Game Room

Upper 13`0" x 15`8"
Upper 10`10" x 5`2"
Upper 21`3" x 13`7"
Basement 7`8" x 5`0"
Basement 5`3" x 10`1"
Basement 12`0" x 14`4"

Walk-In Closet
Bedroom
Laundry
Bedroom
Kitchen
Furnace/Utility Room

Upper 11`10" x 5`9"
Upper 14`10" x 11`1"
Upper 8`4" x 6`10"
Basement 11`4" x 14`0"
Basement 9`8" x 8`10"
Basement 13`4" x 15`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1513189**

Zoning: **R-1N**

Remarks

Pub Rmks: Welcome to this exquisite former SHOWHOME with huge amount of upgrades., a true gem that seamlessly blends style, comfort, and functionality. As you step inside, you're greeted by a spacious foyer that invites you into an array of beautifully designed living spaces. The main floor features a dedicated office/den, perfect for remote work or quiet study. Adjacent to the office is a charming separate dining room adorned with tasteful wallpaper, creating an elegant setting for family gatherings and entertaining guests. The heart of the home is the expansive kitchen, equipped with modern appliances and ample cabinetry, complemented by a separate spice kitchen. The generous living room boasts a stunning stone-covered gas fireplace, serving as a warm focal point for cozy evenings. A second dining area flows effortlessly from the living room, ideal for casual meals and family time. Upstairs, you'll discover four spacious bedrooms, including a luxurious master suite that features a walk-in closet and a lavish 5-piece ensuite. Another bedroom also includes an attached 5-piece ensuite and walk-in closet, ensuring comfort and convenience for family and guests alike. A versatile bonus room with vaulted ceilings adds an extra layer of living space, perfect for a playroom or media area. The conveniently located laundry room and an additional 4-piece bath complete this level. The fully developed basement with side entrance offers an inviting rec room, a stylish wet bar adorned with stone wallpaper, a bedroom, and a bathroom, providing the perfect space for relaxation or entertaining. Outside, the backyard is fully fenced and bordered by trees, offering a tranquil setting for outdoor gatherings. Located close to amenities, this home is not just a residence but a lifestyle. Experience the perfect blend of elegance and functionality in this remarkable property, where every detail has been thoughtfully considered.

Inclusions: **N/A**
 Property Listed By: **MaxWell Central**

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













