



THE
A-TEAM

**RE/MAX
FIRST**

36 SAVANNA Lane, Calgary T3J 0X5

MLS®#: **A2176170**

Area: **Saddle Ridge**

Listing Date: **11/02/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,621**
Low Sqft:
Ttl Sqft: **1,621**

DOM

19

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`9"
Family Room	Main	11`11" x 13`3"
Living Room	Main	15`1" x 10`1"
4pc Ensuite bath	Upper	8`10" x 4`11"
Bedroom	Upper	9`6" x 9`9"
Bedroom - Primary	Upper	13`0" x 13`8"
3pc Bathroom	Basement	7`11" x 5`9"

Room	Level	Dimensions
Dining Room	Main	7`0" x 7`7"
Kitchen	Main	13`0" x 16`11"
4pc Bathroom	Upper	9`1" x 6`6"
Bedroom	Upper	9`1" x 12`9"
Laundry	Upper	5`11" x 5`11"
Walk-In Closet	Upper	5`9" x 8`1"
Bedroom	Basement	10`9" x 12`10"

Kitchen Furnace/Utility Room	Basement Basement	6`2" x 7`2" 6`8" x 11`11"	Game Room	Basement	12`1" x 20`8"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-G			
Legal Desc:		1711802		Remarks	
Pub Rmks: Located in the Heart of Savanna, Saddleridge West Facing 1,621 SqFt 3-Bedrooms 2.5 Bathrooms Open Floor Plan Custom MDF Shelving & Storage Throughout Gorgeous Kitchen Quartz Countertops Full Height Cabinets Stainless Steel Appliances Gas Stove Built-in Storage Upper Level Work Desk Station Upper Level Laundry Spacious Bedrooms 1 Bedroom Basement Suite(Illegal) Separate Entry to Basement Large Fully Fenced Backyard Deck Patio Low Maintenance Landscaping Alley Access Rear Concrete Parking Pad. Welcome to your stunning 2-storey family home boasting 1,621 SqFt throughout the main and upper levels with an additional 737 SqFt in the 1 bedroom basement suite with a separate side entry. Step onto the West facing front porch; the perfect spot for an evening tea to watch the sunset. Open the front door to a tiled closet storage and step into the front living room. This space is great for day seating and has built-in MDF shelving to hold your personal decor pieces. The open floor plan throughout the kitchen, dining and family rooms makes hosting friends and family easy! The sparkling kitchen is finished with full height cabinets, premium quartz countertops, stainless steel appliances, a gas stove, and modern backsplash. The large center island hosts barstool seating for small meals and easy socializing! The dining room leads to the mud room with bench seating and a coat rack. The living room spacious and overlooks the backyard. Centred with a TV ready wall farmed with built-in MDF shelves and a ceiling fan for great airflow. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms, a work station and a laundry room. The primary bedroom is a personal retreat; the large bedroom has a 4pc ensuite bath and a walk-in closet with custom organizers. Bedrooms 2 & 3 are both a great size and these share the main 4pc bath. The work station is a great bonus to this home; perfect for anyone who works from home or for your kids to focus on their homework! The laundry room on this upper level is every home owner's dream; located near all the bedrooms the laundry room is outfitted with shelving above for linen storage. Downstairs, the 1 bedroom basement suite(illegal) has a separate side entry and an open floor plan living space. The kitchen is outfitted with full height cabinets, stainless steel appliance sand quartz countertops. The open rec room is spacious and allows for both living and dining. The bedroom on this level is a great size with a walk-in closet. The 3pc bathroom has a walk-in shower and single vanity with storage below. Outside, this great backyard has a deck with plenty of room for an outdoor dining set and the lawn on either the deck or the large patio. The rear concrete parking pad is secured with a gated access through the alley. Street parking is readily available too. Hurry and book a showing at your incredible family home today! Inclusions: Property Listed By:					
Basement: Electric Stove, Range Hood, Refrigerator, Washer & Dryer RE/MAX Crown					

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











