



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**367 SAVANNA WAY , Calgary T3J4H1**

MLS®#: **A2176928**

Area: **Saddle Ridge**

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

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 28-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,520 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,305**  
Low Sqft:  
Ttl Sqft: **2,305**

DOM

**31**  
Layout  
Beds: **5 (5)**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **No Neighbours Behind, Street Lighting, Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line, Lighting, Other, Private Entrance, Private Yard**

Construction: **Brick, Other, Vinyl Siding**  
Flooring: **Carpet, Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Chandelier, French Door, High Ceilings, Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 15`6"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>9`6" x 5`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 15`6"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`5" x 13`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 11`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`5" x 8`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 13`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 12`5"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`8" x 5`3"</b>

**Bedroom - Primary**

**Second**

**13`2" x 15`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211196**

Zoning:  
**R-G**

Remarks

Pub Rmks: **"This stunning family home is a rare find in the Calgary Northeast's most desired Savanna community in Saddleridge, boasting a double attached garage. This home is situated on a generous lot with a glorious south-facing view. The property has no direct neighbors behind it, offering enhanced privacy and unobstructed view. This gorgeous 2-storey home offers over 2,300 SqFt of breathtaking living space, including 5 bedrooms and 3 bathrooms. As you enter this fabulous home, you are greeted by the open-to-above foyer, full bed and three-piece bathroom. The spacious family room with a electric fireplace is perfect for entertaining. The chef-inspired elegant kitchen comes with built-in appliances, quartz countertops, and thoughtfully selected cabinets. The spice kitchen is an added feature to try all your ethnic cooking. Walking up the stairs, you'll notice upgraded spindle metal railings and a large loft with vaulted ceiling. Upper floor has spacious master Bedroom with 5-pc ensuite Bath and additional 3 good size bedrooms and another 4-pc common full bath. The basement is waiting for your creative ideas which offers 9ft ceiling, future basement development rough in and has a side entrance. This location puts you close to all of your favorite amenities. Hurry and book a showing for this gorgeous home today!"**

Inclusions:  
Property Listed By: **NA  
eXp Realty**

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











