

**37 SAVANNA Grove, Calgary T3J 0V5**

MLS®#: **A2177207** Area: **Saddle Ridge** Listing Date: **11/04/24** List Price: **\$1,180,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **4,014 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,857**  
 Low Sqft:  
 Ttl Sqft: **2,857**

DOM  
**17**  
Layout  
 Beds: **8 (6 2 )**  
 Baths: **6.0 (6 0)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **5**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,High Ceilings,Pantry,Primary Downstairs,Separate Entrance,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`0" x 10`1"	Bedroom - Primary	Second	14`2" x 12`11"
5pc Ensuite bath	Second	13`8" x 8`4"	Bedroom	Second	11`5" x 12`1"
3pc Ensuite bath	Second	8`1" x 4`5"	4pc Bathroom	Main	10`9" x 7`11"
5pc Bathroom	Second	12`0" x 5`3"	Bedroom	Second	10`0" x 10`7"
Bedroom	Second	12`1" x 10`0"	Bedroom	Second	14`0" x 11`5"
4pc Ensuite bath	Second	10`0" x 4`10"	3pc Bathroom	Basement	7`5" x 5`0"
Bedroom	Basement	13`10" x 9`8"	Bedroom	Basement	13`7" x 9`5"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1611281**

Remarks

Pub Rmks: **Welcome to this spacious and versatile 8-bedroom home, designed to accommodate various lifestyle needs with ease and comfort. The upper level boasts five generously sized bedrooms, including three with private en-suites—ideal for those seeking both privacy and convenience. The main level features an accessibility-friendly layout, complete with a bedroom, bathroom, and a ramp, making it an excellent option for anyone requiring wheelchair access or an independent living space on the main floor. With a laundry room on every floor, this home offers unmatched convenience for families and tenants alike. The basement includes a fully legal 2-bedroom suite, providing a fantastic income-generating opportunity for the savvy homeowner. With space for up to five vehicles, parking will never be an issue for you or your guests. Whether you're looking for multi-generational living, rental income potential, or simply a spacious and functional family home, this property delivers on all fronts.**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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





















