



THE
A-TEAM

**RE/MAX
FIRST**

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

78
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

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











