



THE
A-TEAM

**RE/MAX
FIRST**

249 SAVANNA Drive, Calgary T3J2H4

MLS® #: **A2177850**

Area: **Saddle Ridge**

Listing Date: **11/06/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,548 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

16
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`0" x 5`0"	5pc Ensuite bath	Second	10`4" x 10`0"
Bedroom - Primary	Second	15`6" x 15`3"	Bedroom	Second	11`7" x 10`0"
4pc Bathroom	Second	10`3" x 5`0"	Bedroom	Second	11`7" x 10`3"
Bedroom	Second	14`3" x 13`8"	3pc Ensuite bath	Second	9`3" x 5`5"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2311657**

Zoning: **RC-1**

Remarks

Pub Rmks: **Welcome to Savanna and this beautiful home build by the award winning Prominent Homes. This Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Chic kitchen, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a main floor Office as well as a full bathroom on the main floor. The Upper Level a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including two Primary bedrooms, a Bonus Room and Laundry Room. This home will be ready for possession at the end of November 2024. Call to book your private showing today!**

Inclusions: **N/A**

Property Listed By: **eXp Realty**

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



DREAM 249 SAVANNA DRIVE		
Signature		
Signature		Date