

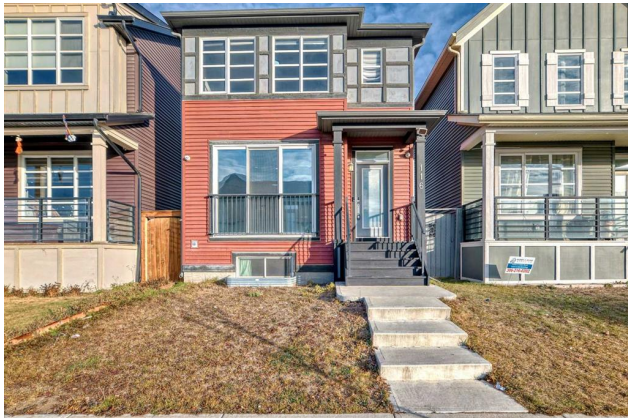


THE
A-TEAM

**RE/MAX
FIRST**

116 SAVANNA Road, Calgary T3J0V7

MLS®#: **A2177903** Area: **Saddle Ridge** Listing Date: **11/06/24** List Price: **\$599,900**
 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: **2,884 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Cleared,Level,See Remarks**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,427**
 Low Sqft:
 Ttl Sqft: **1,427**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Chandelier,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 13`5"	Kitchen	Main	10`10" x 11`10"
2pc Bathroom	Main	5`0" x 4`11"	Furnace/Utility Room	Main	12`11" x 16`4"
4pc Bathroom	Upper	7`7" x 4`11"	Laundry	Upper	6`8" x 5`3"
Bedroom - Primary	Upper	12`11" x 11`10"	3pc Bathroom	Upper	5`7" x 9`0"
Bedroom	Upper	8`11" x 9`11"	Bedroom	Upper	9`8" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1513189

Zoning:
R-G

Remarks

Pub Rmks:

This flawless home has been kept in an immaculate condition and it can make for a perfect home for you and your family. The exterior has immense curb appeal while the interior has been done with light modern colours and features many windows and an alluring OPEN CONCEPT floor plan that will leave you in awe. Enter to find the front living room on the left that is flooded with natural light pouring through the huge window. A few steps inwards is the dining room that is overlooking both the living room and the kitchen. The kitchen displays white cabinetry, stainless steel appliances, quartz counters, corner pantry and charming back splash. This level is completed with a 2pc bathroom and a mudroom that leads to the landscaped backyard. The upper level is where we find 3 decent sized bedrooms, 2 full bathrooms and a laundry room. The master bedrooms sprawls over the full width of the home and features its private ensuite and walk-in closet. The basement comes with separate side entrance and unspoiled. This home is located close to the many nearby amenities such as Savanna bazaar shopping, restaurants, schools, playgrounds and much more!

Inclusions:
Property Listed By:

**Fridge in the basement
Coldwell Banker YAD Realty**

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

