



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**316 SAVANNA Way, Calgary T3J 2H6**

MLS®#: **A2180561**

Area: **Saddle Ridge**

Listing Date: **11/22/24**

List Price: **\$818,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,186 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,280**

Low Sqft:

Ttl Sqft: **2,280**

DOM

**29**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bathroom Rough-in,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 16`1"</b>
<b>Den</b>	<b>Main</b>	<b>8`10" x 11`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`7" x 8`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 11`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 12`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`9" x 11`10"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>13`0" x 12`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 10`1"</b>
<b>Pantry</b>	<b>Main</b>	<b>9`1" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`8" x 14`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 15`11"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>5`5" x 11`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`5" x 8`3"</b>

**Bonus Room**

**Upper**

**17` 6" x 14` 8"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2110456**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Welcome to this beautiful customized Collingwood home and in-demand community of Savanna. This gorgeous area will offer many amenities including lake walks, playgrounds, and many shops in the Bazaar for daily errands. It has a number of schools within close distance to Gobind Sarvar High School/Guru Nanak Gate Campus. This beautiful home has many upgrades such as Quartz countertops throughout the house, pull-out bins, pot lights in the kitchen, an upgraded 3 tier dishwasher, a Samsung washer/dryer with pedestals for height and storage needs, remote-controlled high-end blinds for the South side of the home, a vaulted ceiling, fully upgraded ensuite with designer mirrors, double vanity in the main bath, huge stairway window for all-natural light, high-end chandeliers showcased throughout, fenced and landscaped backyard South facing, concrete sidewalk for easy access and a number of Aspen trees for privacy. \*\*\*The house does come with all the appliances as shown in the pictures except for the range and the fridge which will be replaced with Stainless steel ones\*\*\* As you enter the house you are greeted with a large foyer which leads to a very cozy flex room to relax. As you move on, you will see a beautifully upgraded kitchen with pot and pan drawers and a lot of cabinets and a very large kitchen island. Has a cozy and spacious living and dining room that has natural lights throughout the year due to the fact it is a south-facing backyard to enjoy the sunlight as you need with remote-operated blinds and large windows. Moving upstairs, it opens up to a large vaulted ceiling bonus room which is perfect for family time. Moving to the front wing of this house, you will get 3 bedrooms with built-in closets and the main bath having 2 vanities. Towards the South of the house is the Primary bedroom with an upgraded ensuite to a larger soaker tub and 2 vanities. The walk-in closet has a separate entrance. The basement floor is painted and is currently used for storage and as workout space. It is undeveloped and comes with a separate entrance and 2 windows. This basement has enough space to make an additional 2 bedrooms as well as a separate storage room for the new owner. This house has it all for a growing family! Book your appointment today!**

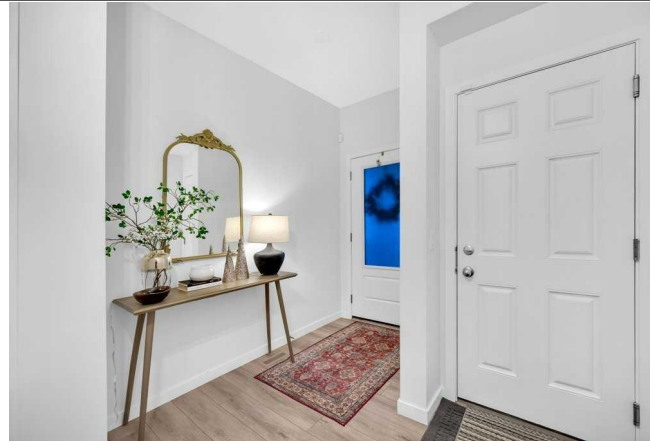
Inclusions:

Property Listed By:

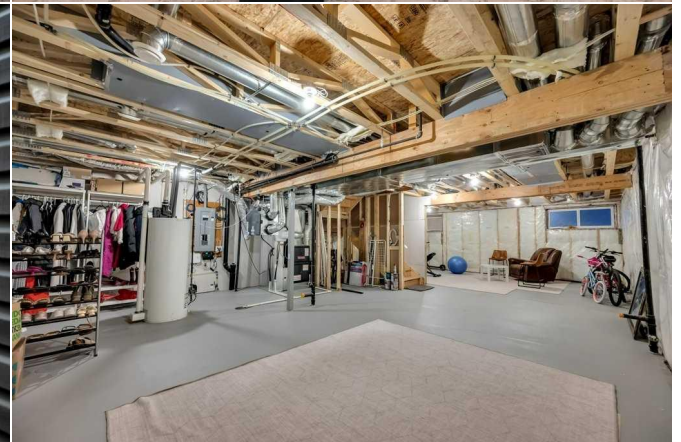
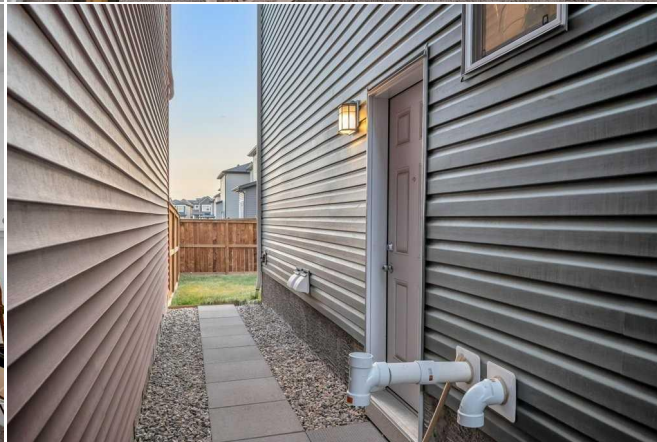
**N/A**

**PREP Realty**

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







**316 Savanna Wy NE, Calgary, AB**

Main Floor Exterior Area 581.42 sq ft  
Interior Area 262.36 sq ft  
Excluded Area 404.18 sq ft



PREPARED: 2023/11/28

White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**316 Savanna Wy NE, Calgary, AB**

Upper Floor Exterior Area 1298.45 sq ft  
Interior Area 1211.83 sq ft



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