



THE
A-TEAM

**RE/MAX
FIRST**

173 SAVANNA Passage, Calgary T3J2J7

MLS®#: **A2180806** Area: **Saddle Ridge** Listing Date: **11/27/24** List Price: **\$819,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,218 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,336**
 Low Sqft:
 Ttl Sqft: **2,336**

DOM

55
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Central, Electric** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Chandelier, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`3" x 4`7"	Living Room	Main	17`4" x 11`11"
Kitchen	Main	14`2" x 17`2"	Pantry	Main	4`2" x 4`2"
Dining Room	Main	15`6" x 11`0"	2pc Bathroom	Main	4`10" x 4`10"
Den	Main	9`7" x 7`11"	Entrance	Main	3`9" x 3`4"
Bedroom - Primary	Second	17`3" x 12`11"	4pc Ensuite bath	Second	10`5" x 9`7"
Walk-In Closet	Second	9`7" x 6`4"	Bonus Room	Second	17`2" x 13`11"
Laundry	Second	9`1" x 6`0"	3pc Bathroom	Second	9`1" x 9`0"

Bedroom	Second	11`0" x 12`11"	Walk-In Closet	Second	6`0" x 4`8"
Bedroom	Second	12`0" x 9`7"	Walk-In Closet	Second	6`0" x 4`7"
Bedroom	Basement	12`10" x 10`8"	Walk-In Closet	Basement	6`4" x 3`3"
Bedroom	Basement	14`6" x 10`7"	Kitchen	Basement	13`11" x 5`11"
Living Room	Basement	13`11" x 12`7"	4pc Bathroom	Basement	8`0" x 4`11"
Laundry	Basement	7`8" x 3`8"	Storage	Basement	15`2" x 3`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2111840**

Remarks

Pub Rmks: **|5-Bedrooms |3.5-Bathrooms | Main Floor Flex/Bedroom/Den | Main Floor Half wash room |Open Floorplan | High Ceilings | Highly upgraded house | Upper Level Huge Bonus Area | Upper Level Laundry Room |2 Bed rooms Developed Basement |Separate Basement Laundry | Separate Basement kitchen | Front Attached Double Garage | Lake view on back| LOWEST MARKET PRICE| MUST OWN a LOWEST MARKET PRICE-FULLY UPGRADED HOME IN SAVANNA-LAKE VIEW ON THE BACK BACK.2 BEDROOM BUILDER QUALITY GRADE ILLEGAL FINISHED BASEMENT.Tons of upgrades done at the time of original purchase on this stunning custom-built home. This stunning 2-storey, 2023 built family home is located within desirable community of Savanna NE Calgary expecting within walking distance of the new Gurudwara, an upcoming high school, and various other amenities as well. Upon entering the property, you are greeted by HUGE CLOSET & MUD ROOM AREA WITH HIGH CEILING having LOTS OF WINDOWS & LIGHTS. The main floor offers a wide dining room with huge & great open concept kitchen, breakfast nook and living room all open to one another with BIG FIREPLACE. You'll be sure to enjoy a generous pantry on the way to your kitchen as well. This level features a SEPARATE FLEX/BED ROOM/DEN without window, beside it, upgraded HALF BATH ROOM. Check the WIDE & OPEN KITCHEN that comes with BUILT-IN MICROWAVE, OVEN, BUILT IN MICROWAIVE, CUSTOM HOOD FAN, UPGRADED GRANITE COUNTERTOP, STYLISH & MASSIVE ISLAND with Kitchen Cabinets along with beautiful ceiling lights creating soothing & cozy impact. As you enter to Upper Level, you will be amazed to find A HUGE BONUS ROOM, very uncommon to find such huge bonus room area in modern houses. As you walk in further, there is a en-suited BIG MASTER BED ROOM with nice vanity, bath tub & standing shower along with wide and big Walk-in closet. TWO generously great sized BED ROOMS along with one FULL WASH ROOM enhances the beauty & comforts level of the house. Upper Laundry room is fully upgraded with huge cabinets with ample storage area. Let's take you to the BUILDER QUALITY GRADE FINISHED BASEMNET WITH SEPARATE ENTRANCE & HAVING 2 BEDROOM EACH HAVING THEIR OWN CLOSET & ONE COMMON FULL BATHROOM, ALONG WITH HUGE LIVING AREA & BIG STORAGE AS WELL.RARE TO SEE THESE LEVELS OF FINISHES IN THE BASEMNET. The front attached garage and driveway allow for 4 vehicles to be parked at all times! On top of everything you will still have a peace of mind for having Alberta New Home Warranty for this property. This house is close to all the amenities like grocery stores, schools, medical offices, restaurants, registry etc. & only 10 mins drive to the Calgary Airport & has a great access to Stoney Trail and Deerfoot Trail. Don't miss this opportunity to make this home your dream house. Call your favourite realtor to book the showing as this beautiful house won't last longer! Hurry and book a showing! Thanks for showing & MUST WATCH VIRTUAL TOUR.**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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











