

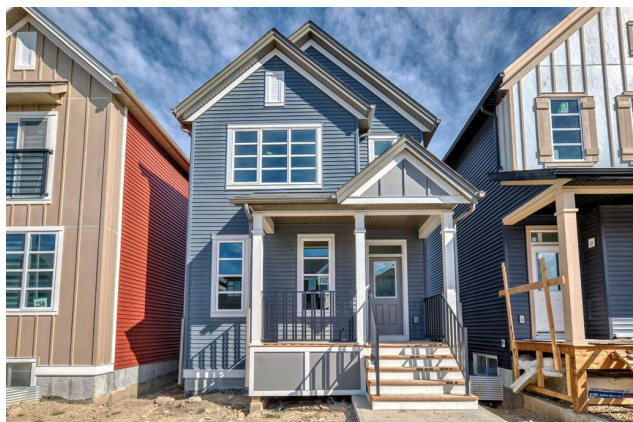


THE
A-TEAM

**RE/MAX
FIRST**

252 SAVANNA Terrace, Calgary T3J 5P2

MLS®#: **A2181759** Area: **Saddle Ridge** Listing Date: **12/02/24** List Price: **\$714,900**
 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: **2,486 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,469**
 Low Sqft:
 Ttl Sqft: **1,469**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Zero Lot Line**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 12`11"	Kitchen	Main	12`10" x 12`10"
Dining Room	Main	10`0" x 12`10"	Entrance	Main	3`11" x 6`0"
Mud Room	Main	4`5" x 5`5"	2pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`4" x 12`11"	Bedroom	Second	9`11" x 9`3"
Bedroom	Second	9`11" x 9`3"	4pc Bathroom	Second	0`0" x 0`0"
3pc Ensuite bath	Second	0`0" x 0`0"	Kitchen	Basement	10`1" x 7`2"
Bedroom	Basement	9`6" x 9`8"	Laundry	Basement	3`3" x 4`0"

Walk-In Closet
4pc Bathroom

Second
Basement

7`11" x 5`7"
0`0" x 0`0"

Living/Dining Room Combination
Laundry
Legal/Tax/Financial

Basement
Second
12`1" x 14`4"
4`11" x 3`8"

Title:
Fee Simple
Legal Desc:

2310384

Zoning:
R-G

Remarks

Pub Rmks: **LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE. This Brand new detached home in SAVANNA. It's a great opportunity for a live-up, rent-down or investment property. The home comes with a 3-bedroom upper level and a 1-bedroom LEGAL SUITE developed by the builder. Enjoy the vinyl plank flooring leading into the Beautiful kitchen featuring a spacious island for your entertainment needs. Elegant quartz countertops, plenty of cupboards / stainless steel appliances package up/down. The fully developed basement includes a 1 -bedroom legal suite with a separate heating source and laundry facilities. Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, 200 amp panel for upper floors and 100 amp panel for the basement, 80 Gallons hot water tank, Gas connection with Gas stove on main, added water line for fridge. It is truly a must-see property—a total of 4 bedrooms/3.5 baths, beautiful veranda porch.**

Inclusions: **Refrigerator, Stove-Elecrice, Microwave Hood (In Basement Suite)**

Property Listed By: **Century 21 Bravo Realty**

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

