



THE
A-TEAM

**RE/MAX
FIRST**

255 SAVANNA Lane, Calgary T3J 0Y9

MLS®#: **A2182142** Area: **Saddle Ridge** Listing Date: **12/07/24** List Price: **\$807,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **2,165**
Lot Information Low Sqft:
 Lot Sz Ar: **4,187 sqft** Ttl Sqft: **2,165**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Living Room	Main	36`1" x 52`9"
Dining Room	Main	37`9" x 30`7"	Kitchen	Main	39`8" x 37`9"
Office	Main	19`8" x 29`3"	Pantry	Suite	17`6" x 22`5"
Bedroom	Basement	34`2" x 41`0"	Game Room	Basement	48`2" x 51`1"
Dining Room	Basement	33`4" x 17`3"	Kitchen	Basement	33`8" x 31`5"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom - Primary	Upper	38`0" x 49`6"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	52`6" x 41`10"

4pc Bathroom
Bedroom

Upper
Upper

0`0" x 0`0"
43`6" x 38`10"

Bedroom
Laundry
Legal/Tax/Financial

Upper
Upper

31`9" x 38`3"
28`5" x 30`7"

Title:
Fee Simple
Legal Desc:

1712423

Zoning:
R-1N

Remarks

Pub Rmks:

Discover the elegance and exclusivity of this Homes by Avi Rosewood Showhome. Spanning 2,165 sq ft, this beautiful home is located on a large corner lot across from Savanna Park. The main floor boasts unique 9' ceilings, 8' doors, and stunning hardwood floors, leading into a spacious kitchen with quartz countertops, a central island, and elegant cabinetry offering ample workspace. The upgraded stainless steel appliances, including a chimney hood fan and built-in microwave, are complemented by a large walk-through pantry. The main level also features a multi-purpose den, wood railing, and a striking fireplace. Upstairs, the private master suite offers a luxurious ensuite with dual sinks, a standalone tub, a separate shower, and a spacious walk-in closet. The bright central bonus room is perfect for relaxation and is flanked by two bedrooms, each with walk-in closets, plus a large upper-floor laundry. This former showhome includes a fully developed basement with a separate front entrance, ideal for guests or extended family. The basement features a kitchenette with a fridge, hood fan, and dishwasher, a cozy family room, a full bathroom, and a bedroom. Additional highlights of this home include central air conditioning, a double-car garage with extra driveway space for two more vehicles, built-in speakers, upgraded blinds, and extra windows that flood the home with natural light. The front and rear yards are beautifully landscaped with a fully enclosed 6" post fence and a finished rear deck. Other thoughtful details include a Fantech ventilation system and permanent Gemstone exterior roof lights. Located in a serene neighborhood, this home is just a five-minute drive from major cultural and recreational centers. Schools, grocery stores, and shopping amenities are all within easy reach, offering the perfect combination of convenience and lifestyle. Don't miss the opportunity to see this exceptional home in one of Calgary's most sought-after communities!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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











