



**607 SAVANNA Crescent, Calgary T3J5P2**

MLS®#: **A2183301** Area: **Saddle Ridge** Listing Date: **12/11/24** List Price: **\$749,800**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Calgary**  
 City/Town: **2024**  
 Year Built: **2,476 sqft**  
Lot Information  
 Lot Sz Ar: **2,476 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,615**  
 Low Sqft:  
 Ttl Sqft: **1,615**

DOM

**10**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Other**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Linoleum, Tile, Vinyl Plank**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Gas Cooktop, Range Hood, Refrigerator**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`8" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>5`4" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`0"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>11`7" x 9`11"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>8`0" x 11`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310384**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this stunning, never-occupied laned home in the desirable community of Savanna in Northeast Calgary. Total space of 1615.26 + 673.78 sq. ft., this home offers a thoughtfully designed layout, a builder-approved 2-bedroom legal suite, and a host of modern features perfect for families or investors. Main Floor Features: A spacious and inviting living area, ideal for relaxing or entertaining, A dedicated dining area to enjoy meals with family and friends, A convenient home office nook, perfect for working from home, A modern kitchen with a pantry, designed for functionality and style and a half-bathroom, adding convenience to the main floor. Upper Level Highlights: A private primary bedroom featuring a walk-in closet and a luxurious ensuite, Two additional bedrooms and a full bathroom to accommodate family or guests, cozy bonus room, perfect for family movie nights or a play area and a centrally located laundry area, making chores a breeze. Legal Basement Suite offers fully legal 2-bedroom basement suite which adds incredible value, offering potential rental income or a comfortable living space for extended family. This home is conveniently located close to schools, parks, shopping, and transit, making it an excellent choice for modern living. Don't miss the opportunity to own this versatile and beautifully designed property in Savanna! Contact today to schedule your private showing.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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









