



THE
A-TEAM

**RE/MAX
FIRST**

603 SAVANNA Crescent, Calgary T3J 5P1

MLS®#: **A2184250**

Area: **Saddle Ridge**

Listing Date: **12/21/24**

List Price: **\$689,000**

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: **2,475 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

32
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 12`0"
Kitchen	Main	12`11" x 8`9"
Laundry	Second	4`0" x 3`6"
Bedroom	Second	12`4" x 9`3"
Bedroom	Main	10`9" x 10`6"
4pc Ensuite bath	Second	8`10" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`11" x 10`1"
Bonus Room	Second	10`11" x 10`6"
Bedroom - Primary	Second	13`6" x 12`1"
Bedroom	Second	10`11" x 9`3"
4pc Bathroom	Main	8`6" x 7`6"
4pc Bathroom	Second	7`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310384

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning, Brand-New home spanning over 1743 square feet, situated in the beautiful Savanna community. The main floor features a modern floor plan, complete with a Bedroom and full bathroom, an inviting living room, and a stylish kitchen equipped with stainless steel appliances, a pantry, and a spacious dining area. Upstairs, you will find a generous bonus room, a large master bedroom with an ensuite bathroom and walk-in closet, two additional well-sized bedrooms, and another full bathroom. The Unfinished basement offers separate entrance and two windows. The property features a two-car gravel parking pad at the rear. Enjoy convenient access to major highways, a nearby pond, School, and an abundance of shopping, dining, and essential services, all just a short walk away. Don't miss this incredible opportunity!**

Inclusions: **None**
Property Listed By: **Five Star Realty**

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





