



THE
A-TEAM

**RE/MAX
FIRST**

716 SAVANNA Boulevard, Calgary T3J 2J9

MLS®#: **A2185051**

Area: **Saddle Ridge**

Listing Date: **01/15/25**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,594 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,300**
Low Sqft:
Ttl Sqft: **1,300**

DOM

17
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Other**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 12`11"
Living Room	Main	14`10" x 12`3"
2pc Bathroom	Main	4`10" x 4`8"
3pc Ensuite bath	Second	9`7" x 4`11"
Bedroom	Second	11`10" x 9`7"
4pc Bathroom	Second	7`4" x 5`8"

Room	Level	Dimensions
Dining Room	Main	10`4" x 9`6"
Mud Room	Main	4`10" x 4`7"
Bedroom - Primary	Second	11`3" x 9`11"
Walk-In Closet	Second	5`11" x 3`2"
Bedroom	Second	9`7" x 8`3"
Laundry	Second	3`5" x 3`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111324

Zoning:
DC

Remarks

Pub Rmks: **3 BEDROOMS | 2.5 BATHROOMS | 1,300 SQFT LIVING SPACE | OPEN CONCEPT LAYOUT | END UNIT | DOUBLE CAR GARAGE | EXTRA WIDE LOT | NO CONDO FEES | This is the one you've been waiting for! Built by award winning builder Avi Homes, these end-unit townhomes rarely come for sale. The end unit properties offer an extra 5 feet of frontage, which in turn results in an extra wide open concept interior floorplan, an extra wide front and backyard and a double car garage! As you enter the home you'll immediately notice the open concept floorplan with a generous sized living room, kitchen and dining room as well as a 2-piece bathroom. The kitchen is complete with stainless steel appliances (gas stove, fridge, dishwasher, built-in wall microwave) and sleek quartz countertops. Upstairs, there is a master bedroom with a walk-in closet complete with a 3pc en-suite. Completing the upper floor is another 2 large bedrooms, a stacked washer and dryer, and another full 3pc bathroom. This home comes with an unfinished basement which is a blank canvas to build as desired! Savanna is a highly desirable community, and this home is steps to the Savanna Bazaar Shopping Center, close to major highways, Calgary International Airport, Schools and much, much more.**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

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







