



THE
A-TEAM

**RE/MAX
FIRST**

9 SAVANNA Green, Calgary T3N 1A8

MLS®#: **A2186069**

Area: **Saddle Ridge**

Listing Date: **01/07/25**

List Price: **\$979,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached, Driveway, On Street**

Finished Floor Area

Abv Sqft: **2,550**

Low Sqft:

Ttl Sqft: **2,550**

DOM

3

Layout

Beds: **6 (5 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Washer/Dryer

Int Feat:

Bar, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`2"
Kitchen	Main	16`3" x 8`9"
Living Room	Main	10`2" x 11`5"
Bedroom - Primary	Main	11`7" x 10`1"
Bedroom - Primary	Upper	12`10" x 15`6"
Bedroom	Upper	9`11" x 10`9"
4pc Bathroom	Upper	11`0" x 5`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`7" x 8`0"
Dining Room	Main	12`5" x 10`4"
Family Room	Main	12`6" x 14`1"
Bonus Room	Upper	12`1" x 13`6"
Bedroom	Upper	14`7" x 11`1"
Bedroom	Upper	11`1" x 11`0"
Bedroom	Basement	11`6" x 13`7"

Furnace/Utility Room
Family Room
Kitchenette
5pc Ensuite bath

Basement
Basement
Basement
Upper

10`0" x 9`0"
12`1" x 14`0"
18`1" x 9`3"
11`9" x 10`4"

Storage
Foyer
Walk-In Closet
3pc Bathroom

Basement
Main
Upper
Basement

10`0" x 5`9"
10`11" x 10`11"
11`8" x 5`9"
4`11" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1513189

Remarks

Pub Rmks:

Welcome to 9 Savanna Green in the prestigious community Saddle Ridge, NE Calgary! This 2019 built home situated on a corner lot has everything you need. On the main floor, it has a full bedroom with 4 pc ensuite, A living room, upgraded kitchen with granite countertops , built-in SS appliances, Gas Range and Chimney hood fan. A family room , dining space and a 2 pc bathroom completes the main floor. Upstairs you will witness 9' ceiling height, 4 bedrooms, Spacious Bonus room and Laundry room. Primary bedroom with walk in closet and 5pc ensuite, and additional 3 bedrooms and a common washroom. The fully developed basement with side entrance offers an inviting rec room, a stylish wet bar , a bedroom, and a bathroom, providing the perfect space for relaxation or entertaining. Outside, the backyard is fully fenced. This property has all the amenities nearby. Call to book your private showing today!

Inclusions:
Property Listed By:

None
Exa Realty

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











