



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**575 SAVANNA Crescent, Calgary T3J 5P1**

MLS®#: **A2187146**

Area: **Saddle Ridge**

Listing Date: **01/12/25**

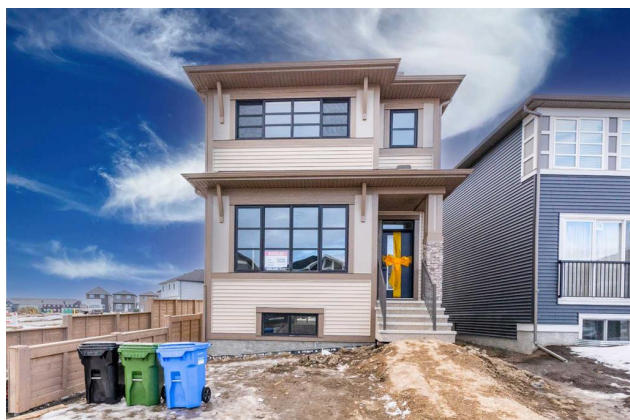
List Price: **\$729,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,046 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot**  
Park Feat: **Off Street**

DOM

**10**  
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: **Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 13`1"
Kitchen	Main	12`10" x 15`1"
4pc Bathroom	Main	7`8" x 5`1"
Bedroom	Second	14`1" x 9`6"
Family Room	Second	11`1" x 13`5"
4pc Bathroom	Second	5`0" x 9`4"
Walk-In Closet	Second	9`6" x 4`10"

Room	Level	Dimensions
Dining Room	Main	9`2" x 15`1"
Bedroom	Main	10`11" x 9`1"
Bedroom - Primary	Second	12`5" x 13`3"
Bedroom	Second	10`8" x 9`8"
5pc Ensuite bath	Second	10`8" x 5`6"
Laundry	Second	8`4" x 5`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2310384**

Remarks

Pub Rmks: **\*\*35 FEET WIDE LOT \*\*This brand-new 4-bedroom home offers a modern layout with premium upgrades, including a full bedroom and washroom on the main level, an upgraded kitchen with high-end appliances, and a spacious upper level featuring 3 bedrooms, a family room, and a convenient laundry room. The basement comes with a separate side entrance and is roughed in for two bedrooms, a kitchen, and a washroom, providing endless potential for customization or rental income. Designed with comfort and functionality in mind, this home is perfect for families or investors seeking a stylish and versatile property.**

Inclusions:  
Property Listed By: **TREC The Real Estate Company**

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

