



THE
A-TEAM

**RE/MAX
FIRST**

316 SAVANNA Way, Calgary T3J 2H6

MLS®#: **A2188584**

Area: **Saddle Ridge**

Listing Date: **01/17/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,186 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,280**

Low Sqft:

Ttl Sqft: **2,280**

DOM

5

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bathroom Rough-in,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`2" x 16`1"
Den	Main	8`10" x 11`8"
Foyer	Main	8`7" x 8`5"
2pc Bathroom	Main	
Bedroom - Primary	Upper	13`11" x 11`9"
Bedroom	Upper	9`0" x 12`0"
5pc Ensuite bath	Upper	10`9" x 11`10"

Room	Level	Dimensions
Family Room	Main	13`0" x 12`10"
Dining Room	Main	10`3" x 10`1"
Pantry	Main	9`1" x 5`7"
Bedroom - Primary	Upper	12`8" x 14`8"
Bedroom	Upper	8`10" x 15`11"
5pc Bathroom	Upper	5`5" x 11`8"
Laundry	Upper	5`5" x 8`3"

Bonus Room

Upper

17` 6" x 14` 8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2110456

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to this beautiful customized Collingwood home and in-demand community of Savanna. This gorgeous area will offer many amenities including lake walks, playgrounds, and many shops in the Bazaar for daily errands. It has a number of schools within close distance to Gobind Sarvar High School/Guru Nanak Gate Campus. This beautiful home has many upgrades such as Quartz countertops throughout the house, pull-out bins, pot lights in the kitchen, an upgraded 3 tier dishwasher, a Samsung washer/dryer with pedestals for height and storage needs, remote-controlled high-end blinds for the South side of the home, a vaulted ceiling, fully upgraded ensuite with designer mirrors, double vanity in the main bath, huge stairway window for all-natural light, high-end chandeliers showcased throughout, fenced and landscaped backyard South facing, concrete sidewalk for easy access and a number of Aspen trees for privacy. *The house does come with all the appliances as shown in the pictures except for the range and the fridge which will be replaced with Stainless steel ones*** As you enter the house you are greeted with a large foyer which leads to a very cozy flex room to relax. As you move on, you will see a beautifully upgraded kitchen with pot and pan drawers and a lot of cabinets and a very large kitchen island. Has a cozy and spacious living and dining room that has natural lights throughout the year due to the fact it is a south-facing backyard to enjoy the sunlight as you need with remote-operated blinds and large windows. Moving upstairs, it opens up to a large vaulted ceiling bonus room which is perfect for family time. Moving to the front wing of this house, you will get 3 bedrooms with built-in closets and the main bath having 2 vanities. Towards the South of the house is the Primary bedroom with an upgraded ensuite to a larger soaker tub and 2 vanities. The walk-in closet has a separate entrance. The basement floor is painted and is currently used for storage and as workout space. It is undeveloped and comes with a separate entrance and 2 windows. This basement has enough space to make an additional 2 bedrooms as well as a separate storage room for the new owner. This house has it all for a growing family! Book your appointment today!**

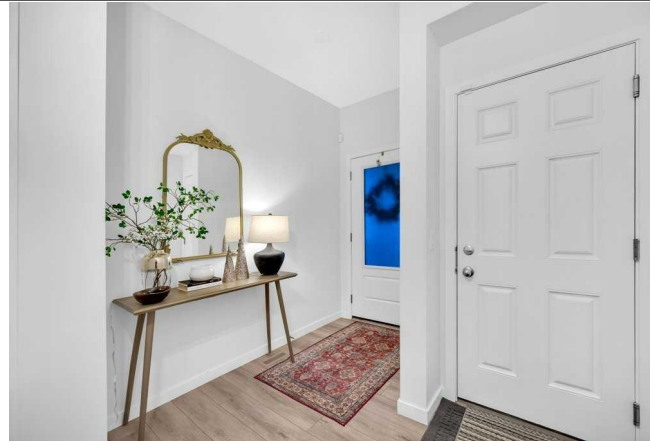
Inclusions:

Property Listed By:

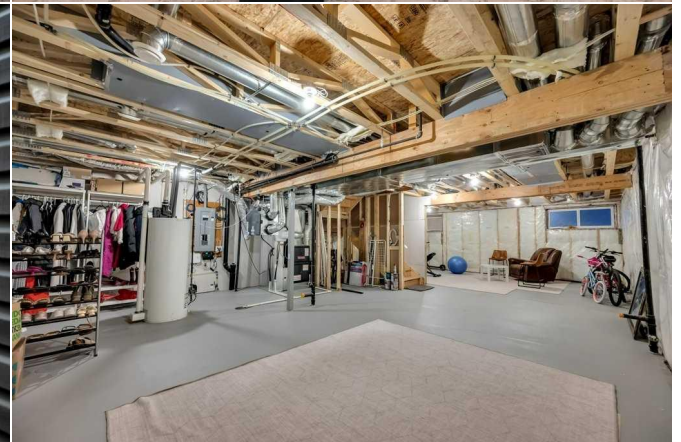
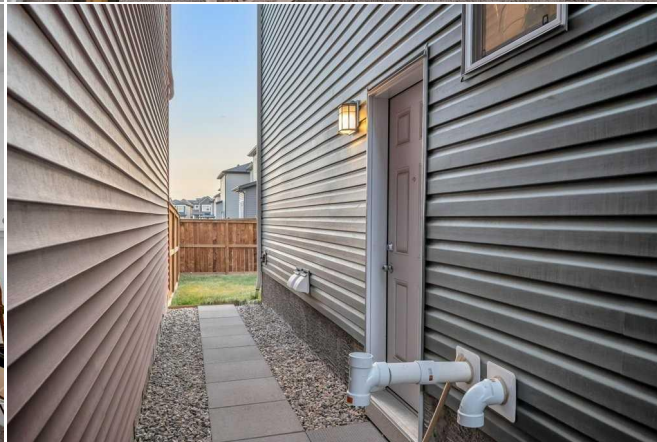
N/A

PREP Realty

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







316 Savanna Wy NE, Calgary, AB

Main Floor Exterior Area 581.42 sq ft
Interior Area 262.36 sq ft
Excluded Area 404.18 sq ft



PREPARED: 2023/11/28



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

316 Savanna Wy NE, Calgary, AB

Upper Floor Exterior Area 1298.45 sq ft
Interior Area 1211.83 sq ft



PREPARED: 2023/11/28



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.