

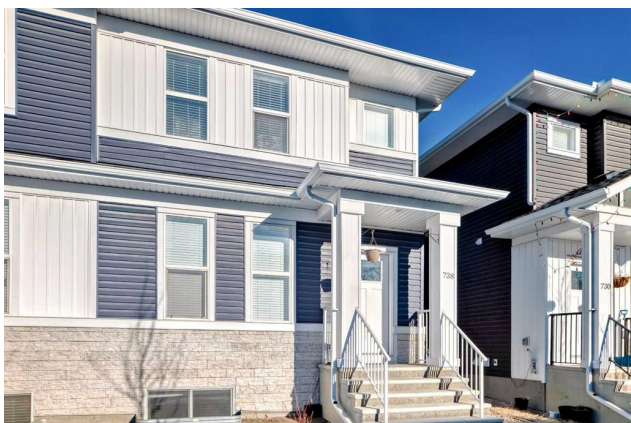


THE
A-TEAM

**RE/MAX
FIRST**

738 SAVANNA Landing, Calgary T3J 2B5

MLS®#: **A2189233** Area: **Saddle Ridge** Listing Date: **01/31/25** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2020**
 Lot Information
 Lot Sz Ar: **2,658 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,583**
 Low Sqft:
 Ttl Sqft: **1,583**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`2" x 5`11"	Living Room	Main	13`8" x 13`2"
Kitchen With Eating Area	Main	14`0" x 12`6"	Dining Room	Main	11`9" x 12`6"
2pc Bathroom	Main	5`1" x 4`6"	Bedroom - Primary	Upper	13`5" x 13`7"
Walk-In Closet	Upper	4`5" x 9`3"	5pc Ensuite bath	Upper	10`2" x 5`1"
Laundry	Upper	5`8" x 2`10"	4pc Bathroom	Upper	4`11" x 9`2"
Bedroom	Upper	10`1" x 9`4"	Walk-In Closet	Upper	3`7" x 3`6"
Bedroom	Upper	10`0" x 9`4"	Walk-In Closet	Upper	5`7" x 4`5"

Furnace/Utility Room
Living Room
4pc Bathroom

Basement
Basement
Basement

6`9" x 10`10"
19`4" x 14`6"
8`0" x 5`0"

Kitchen
Bedroom

Basement
Basement

13`0" x 6`7"
9`6" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912055

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to this modern 1583.6 sq. ft. duplex, built in 2020. The main level features a cozy living area, modern kitchen with stainless steel appliances, dining area, and a half bathroom. On the upper floor, you'll find three spacious bedrooms with walk-in closets. The primary bedroom includes an ensuite bathroom and walk-in closet. A full bathroom and laundry room complete this level. The legal basement is equipped with a modern kitchen, stainless steel appliances, living room, one bedroom with a spacious closet, full bathroom, and separate laundry. The backyard deck is perfect for summer gatherings and outdoor play. A double detached garage provides ample parking space. Located in the desirable community of Savanna, this home offers easy access to amenities like shopping centers, restaurants, grocery stores, schools, and places of worship. Public transportation options include the Saddletowne station and bus stops.

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

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









