



THE A-TEAM

RE/MAX FIRST

244 SAVANNA Drive, Calgary T3J2H5

MLS®#: A2193102 Area: Saddle Ridge Listing Date: 02/11/25 List Price: \$1,200,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2025
Finished Floor Area: 3,130 sqft
Lot Information: Lot Sz Ar: 3,971 sqft
Access: Creek/River/Stream/Pond, No Neighbours Behind
Lot Feat: Double Garage Attached
Park Feat:

DOM

11
Layout
Beds: 5 (5)
Baths: 4.0 (4 0)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting
Construction: Wood Frame
Flooring: Carpet, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Int Feat: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bathroom, and Ensuite bath with their respective levels and dimensions.

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 2311657

Zoning: R-G

Remarks

Pub Rmks: **Welcome to Savanna and this Beautiful 5 Bedroom, 4 Bathroom two storey walk- out home backing on the the Pond with No Neighbours behind! Built by the award winning Prominent Homes, this Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Open to Above Family Room, Chic kitchen including Large Island , formal dining room and Built-in appliances. This home features a Spice Kitchen as well as there is a main floor Office/Bedroom as well as a bathroom with Shower. The Upper Level features TWO Master Bedrooms including a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite, the other primary bedroom has 3 piece ensuite plus 2 additional bedrooms for a total of 4 bedrooms upstairs, all having walk-in closets plus a Bonus Room and Laundry Room. The basement is ready to be developed and has a side entrance. Call to book your private showing today! Home will be ready in March 2025!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



QUARTZ
COUNTER
TOPS

HARDWOOD
FLOORING

MAIN
WALL
PAINT
COLOUR

FLOOR TILE

CARPET

BATHROOM
FAUCETS

KITCHEN TILE BACKSPLASH

WHITE
SHAKER
CABINETRY



VIRTUAL COLOUR BOARD

244 SAVANNA DRIVE

PLEASE NOTE: REPRESENTATION ONLY. SPECIFIC MATERIALS MAY VARY BASED ON AVAILABILITY.

COLOUR SCHEME – ELEGANT ORGANIC