

245 SAVANNA Drive, Calgary T3J2H5

MLS®#:	A2193120	Area:	Saddle Ridge	Listing Date:	02/11/25	List Price:	\$940,000			
Status:	Active	County:	Calgary	Change:	None	Associatio	n: Fort McMurray			
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Inform: Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Detached Calgary 2025 4,101 sqft Rectangular Lot Double Garage Attac	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: hed	2,544 2,544	DOM 10 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (5) 4.0 (4 0) 2 Storey 4 2
						Utilities and Features				
Roof: Heating: Sewer: Ext Feat:	Asphalt Shing Forced Air Lighting	gle	e Construction: Wood Frame Flooring: Carpet,Tile Water Source: Fnd/Bsmt:							
Kitchen Ap Int Feat: Utilities:	opl:					Poured C e,Microwave,Refrigera noking Home,Open Floo Room Information	tor	t(s)		
Room Bedroom 5pc Ensuite bath Bedroom Bedroom 3pc Ensuite bath		Level Main Second Second Second Second	ain 9`11" x 7`9" econd 10`4" x 10`0" econd 11`4" x 11`0" econd 10`7" x 10`2"		Room 3pc Bathroom Bedroom - Primary 4pc Bathroom Bedroom Legal/Tax/Financial		<u>Level</u> Main Second Second Second	Dimensions 9`11" x 5`0" 15`3" x 14`6" 11`0" x 5`0" 14`8" x 11`5"		
Title: Fee Simp Legal Deso		2311657		Zoning: R-G						

Remarks								
Pub Rmks:	Welcome to Savanna and this beautiful home build 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, Chic kitchen, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a main floor Office as well as a full bathroom on the main floor. The Upper Level a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including two Primary bedrooms, a Bonus Room and Laundry Room. This home will be ready for possession in April 2025. Call to book your private showing today!							
Inclusions:	N/A							
Property Listed By:	eXp Realty							

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

