## 740 SAVANNA Crescent, Calgary T3J5T5

Sewer:

MLS®#: A2193793 Listing 02/11/25 List Price: **\$1,250,000** Date:

Status: Active County: Calgary Change: None Association: Fort McMurray



**General Information** Prop Type: Residential Sub Type: Detached

City/Town: Calgary Finished Floor Area Year Built: 2025 Abv Sqft: 3,134 Lot Information Low Sqft:

Lot Sz Ar: 7,172 sqft Ttl Sqft: 3,134

Lot Shape:

<u>DOM</u>

**Layout** 

4 (4)

6 3

4.0 (4 0)

2 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

11

Access:

**Back Yard** Lot Feat:

Park Feat: Triple Garage Attached

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Cement Fiber Board, Wood Frame** 

Carpet, Ceramic Tile, Hardwood Ext Feat: None

> Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dryer, Electric Oven, Electric Stove, Gas Oven, Gas Stove, Microwave, Refrigerator, Washer

Int Feat: Open Floorplan, Pantry, Tile Counters, Walk-In Closet(s)

Utilities:

**Room Information** 

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	0`0" x 0`0"	Flex Space	Main	10`3" x 10`0"
Kitchen	Main	9`3" x 16`7"	Family Room	Main	14`1" x 13`8"
Dining Room	Main	19`7" x 16`5"	Bedroom - Primary	Upper	11`1" x 17`7"
5pc Ensuite bath	Upper	0`0" x 0`0"	Loft	Upper	10`5" x 15`10"
Bedroom	Upper	11`1" x 12`0"	Bedroom	Upper	11`11" x 14`3"
4pc Bathroom	Upper		Bedroom - Primary	Upper	11`1" x 17`7"
3pc Ensuite bath	Upper		•		

## Legal/Tax/Financial

Title: Fee Simple Legal Desc:	Zoning: R-G TBD			
	Remarks			
Pub Rmks:	Presenting a stunning executive home in the highly desirable community of Savanna. This home features a spacious triple-car garage with a side entrance, ideal for potential future development. Inside, enjoy a beautiful open floor plan with soaring ceilings, a gourmet kitchen, and a separate spice kitchen for added convenience. The main floor also includes a versatile den that can easily be converted into a bedroom, along with a full bath. Upstairs, you'll find four bedrooms, including dual master bedrooms, plus a generous bonus room for extra living space. A perfect blend of elegance and functionality. Photos are representative.			
Inclusions: Property Listed By:	N/A Bode			

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