



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**740 SAVANNA Crescent, Calgary T3J5T5**

MLS® #: **A2193793**

Area:

Listing Date: **02/11/25**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **7,172 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,134**

Low Sqft:

Ttl Sqft: **3,134**

DOM

**63**

Layout

Beds: **4 (4 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
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

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

**Bedroom**  
**4pc Bathroom**  
**3pc Ensuite bath**

**Upper**  
**Upper**  
**Upper**

**11`1" x 12`0"**

**Bedroom**  
**Bedroom - Primary**

**Upper**  
**Upper**

**11`11" x 14`3"**  
**11`1" x 17`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**TBD**

Zoning:  
**R-G**

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 Platform Inc.**

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