



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 SAVANNA Manor, Calgary t3j2j8**

MLS® #: **A2195283**      Area: **Saddle Ridge**      Listing Date: **02/18/25**      List Price: **\$550,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$25k, 17-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **1,980 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,354**  
 Low Sqft:  
 Ttl Sqft: **1,354**

DOM

**49**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Lower	16`7" x 27`5"	Bedroom	Lower	9`6" x 10`1"
3pc Bathroom	Lower	0`0" x 0`0"	Kitchen	Main	10`10" x 14`5"
Dining Room	Main	12`10" x 10`4"	Living Room	Main	16`9" x 16`1"
Bedroom	Upper	8`1" x 11`0"	Bedroom	Upper	8`2" x 9`9"
Bedroom - Primary	Upper	11`6" x 16`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-Gm**

Legal Desc:

2111840

Remarks

Pub Rmks:

**\*OPEN HOUSE sunday MARCH 30 2-4pm\* Best location to live! No condo fee townhome Fronting Green space in a developed NE Calgary community. Features: detached garage, Finished basement (w/ wet bar rough ins), Over 1950 sq ft of developed space (4 bed/4 bath), high ceilings, fireplace w/ feature mantel, upgraded light fixtures, SS appliances and so much more! In NE Calgary's 'Savanna' - with tons of amenities near by, schools, green space and so much more. Step inside to your sun soaked interior with large windows, and modern open floorplan along with high ceilings making the place feel bright and airy. Pair that with the green space it fronts on and you have lots to love as you continue through. The Family room features an upgraded fireplace mantel that has an electric fireplace built in (included!), a cozy centrepiece for the cooler days. The family room connects seamlessly to the dining and kitchen. Kitchen features: Island with eating bar, quartz counters, SS appliances (including a gas range with range hood, double door fridge), sink with window overlooking yard, lots of cabinet space and more. To complete main floor is mud room and half bath with upgraded vanity. Head upstairs where you will find 3 bedrooms. 1 being the primary retreat, which is a great size room that has all your needs met with walk in closet and full ensuite. Ensuite has vanity, walk in tiled shower and toilet. Basement is fully finished with a great layout. There is a large entertainment space that has rough ins already for a wet bar. Along with that, there is a full bath, bedroom, storage/mechanical. Backyard is landscaped and fenced, with the garage being a great addition to complete the house and make it a fantastic choice to call home. Book your viewing today before its gone.**

Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Mountain View)

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







