



THE
A-TEAM

**RE/MAX
FIRST**

244 SAVANNA Way, Calgary T3J0Z9

MLS®#: **A2198017**

Area: **Saddle Ridge**

Listing Date: **02/28/25**

List Price: **\$745,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,422 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,013**

Low Sqft:

Ttl Sqft: **2,013**

DOM

52

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`9"	Mud Room	Main	7`8" x 8`3"
Kitchen	Main	11`0" x 13`10"	Dining Room	Main	11`0" x 8`10"
Living Room	Main	11`11" x 16`0"	Family Room	Second	14`1" x 13`0"
Bedroom - Primary	Second	13`2" x 11`11"	3pc Ensuite bath	Second	9`3" x 10`3"
Walk-In Closet	Second	9`3" x 5`4"	Bedroom	Second	10`7" x 13`2"
Bedroom	Second	11`11" x 9`11"	4pc Bathroom	Second	5`0" x 8`5"
Laundry	Second	8`1" x 5`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1912055

Remarks

Pub Rmks: **Discover this stunning 2,013+ sq. ft. detached home in the vibrant community of Savanna, NE Calgary. Designed for comfort and functionality, this home boasts a south-facing backyard, allowing for abundant natural light throughout the day. The main floor features a spacious living area with built-in cabinetry around a fireplace, perfect for cozy gatherings. The modern kitchen is equipped with quartz countertops, a centre chimney hood fan, an electric cooktop, and a pantry for ample storage. A convenient half-bathroom completes this level. Upstairs, you'll find a large bonus room, ideal for a media space or play area. Two generously sized bedrooms—one with a large closet and the other with walk-in closets—share a well-appointed bathroom. The primary suite offers a tranquil retreat with a walk-in closet and private ensuite. The unfinished basement comes with rough-ins and two large windows, offering flexibility to customize the space to your preference—whether for personal use or a future development project. Additional highlights include central air conditioning, a side entrance to the basement, and a heated front double-attached garage. The fully fenced backyard is perfect for outdoor enjoyment. Located in a family-friendly neighbourhood, this home is close to schools, parks, shopping, and amenities. Don't miss out—schedule your 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









