



THE
A-TEAM

**RE/MAX
FIRST**

315 SAVANNA Avenue, Calgary T3J0X5

MLS® #: **A2200128**

Area: **Saddle Ridge**

Listing Date: **03/06/25**

List Price: **\$699,999**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,807

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,807

Lot Information

Lot Sz Ar:

2,809 sqft

Lot Shape:

DOM

3

Layout

Beds:

6 (4 2)

Baths:

4.0 (4 0)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer

Int Feat:

Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-G

Legal Desc:

1711802

Remarks

Pub Rmks:

FRONT GARAGE//BASEMENT // SEPERATE ENTERANCE // 6 BEDROOMS// 4 BATHROOMS//MAIN FLOOR BED//+FULL BATH// TOTAL RMS + finished area = 2525 SQFT.

Discover this elegant family-friendly home featuring 4 bedrooms upstairs, with an additional full bed and bath on the main floor. Enjoy 9 ft ceilings, 8 ft doors, oversized windows, and an open-concept layout. Two custom fireplaces add warmth to the main floor and bonus room. The master bedroom boasts a walk-in closet, 4-piece ensuite with an oversized glass shower, dual vanities, and quartz countertops. Two more bedrooms share a stylish tiled washroom. The fully finished basement with a separate entry includes a modern kitchen, spacious living room, 2 bedrooms, full bath, and laundry. A double car garage, large backyard with deck, and proximity to GOBIND SARVAR HIGH SCHOOL (PRIVATE), LRT, bus stops,, close to YYC airport and a nearby plaza complete this exceptional home. Book your showing today!

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

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











