



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**93 SAVANNA Place, Calgary T3J 5P9**

MLS® #: **A2201411**

Area: **Saddle Ridge**

Listing Date: **03/14/25**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2025**

Lot Information

Lot Sz Ar:

**2,284 sqft**

Lot Shape:

**Rectangular Lot**

Access:

**Off Street, Parking Pad**

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**1,740**

Low Sqft:

Ttl Sqft:

**1,740**

DOM

**32**

Layout

Beds:

**4 (4 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey, Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer**

Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Stone Counters, Storage**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 13`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`9" x 5`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 8`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`0" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`4" x 14`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 4`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**2410106**

Remarks

Pub Rmks:

**Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering FOUR bedrooms ABOVE GRADE ! Uniquely, there is a BEDROOM ON THE MAIN FLOOR, with a full FOUR PIECE BATH just across the hall. Perfect for visitors or extended family. Nestled in the vibrant Northeast community of Savanna. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep—schools, recreational centers, shopping, dining, and transit are just a few minutes away, along with swift access to major highways. The COHEN offers a sprawling 1740 square feet of thoughtfully designed living space, perfect for both families and socialites. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including a gas range, chimney fan, and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring On the main floor you'll also find a BEDROOM, AND a FULL BATHROOM. Ascend to the second level where leisure meets luxury in the large central bonus room with vaulted ceilings and pot lighting—ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room strategically located on the same floor. The possibilities extend into the undeveloped basement - SEPERATE SIDE ENTRY and roughed in for a TWO BEDROOM LEGAL SUITE (subject to city approval and permits)....ready for your design ideas. The utilities are smartly placed to maximize space, offering endless potential for future enhancements. Step outside to a south-facing backyard that's perfect for relaxation and outdoor activities, with plenty of space to add a garage. Don't miss the chance to own this never-lived-in gem with quick possession available. Experience the blend of luxury, comfort, and convenience in Savanna—welcome to your new dream home at the COHEN.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

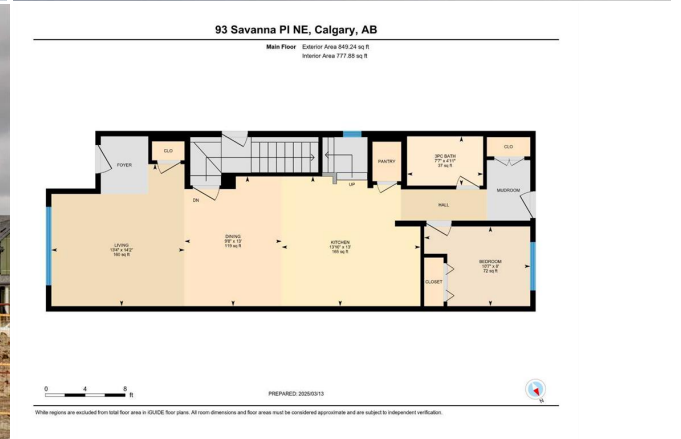
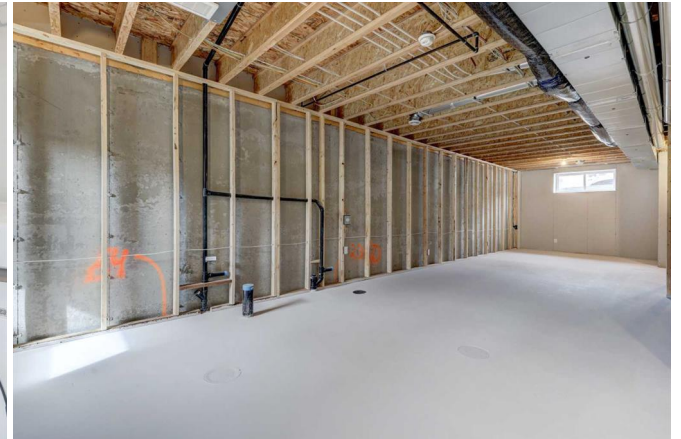
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











93 Savanna PI NE, Calgary, AB

2nd Floor Exterior Area 891.75 sq ft  
Interior Area 811.37 sq ft  
Excluded Area 5.83 sq ft



PREPARED: 2025/03/13



Notes: Rooms are excluded from total floor area in GLOUSE. Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.