



\$ 744,999.00

22 SAVANNA GARDENS NE CALGARY

<https://paulbrinton.com>

Living at its finest, An opportunity like no other!! Don't miss this stunning and heavily upgraded former Showhome!! 9' Ceilings give the main floor a spacious atmosphere. Step through to an open concept style home featuring Laminate Floors, Gorgeous Cabinetry, Chef Friendly Kitchen with center island for the busy family,...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1158029

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-27 15:06:34

Bathrooms: 3

Bedrooms Above Grade: 4

Date added: 11/23/21

Lot size: 3541 sq ft

Year built: 2018

Parking: Double Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Playground, Private Yard

District: CAL Zone NE

Inclusions: N/A

Lot Features: Back Yard, Landscaped

Heating Type: Forced Air, Natural Gas

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Laminate

Community Features: Park, Schools
Nearby, Playground, Sidewalks, Street
Lights, Shopping Nearby

Fencing: None

Cooling: Central Air

Interior Features: Bathroom Rough-
in, Breakfast Bar, Built-in Features, Ceiling
Fan(s), Central Vacuum, Crown Molding, Double
Vanity, Jetted Tub, Kitchen Island, No Animal
Home, No Smoking Home, Open
Floorplan, Separate Entrance

Roof Type: Asphalt Shingle



PROPERTY INFORMATION

Basement: Full, Separate/Exterior Entry, Unfinished

Laundry features: Laundry Room, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 10

Construction Materials: Stucco, Vinyl Siding, Wood Siding

Range: 25

Foundation: Poured Concrete

Appliances: Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Subdivision Name: Saddle Ridge

Lot Size Acres: 0.08

Levels: Two

Zoning: R-1N

List Price Square Foot: \$ 309.13

Photo Count: 36

Unit Exposure: W

Section: 4

Suite: No

Frontage Metres: 110.00M 360`11"

Living Area SF: 2410.00

Structure Type: House

Restrictions: None Known

