

# \$840,000 - 115 Savanna Parade Ne, Calgary

MLS® #A2259900

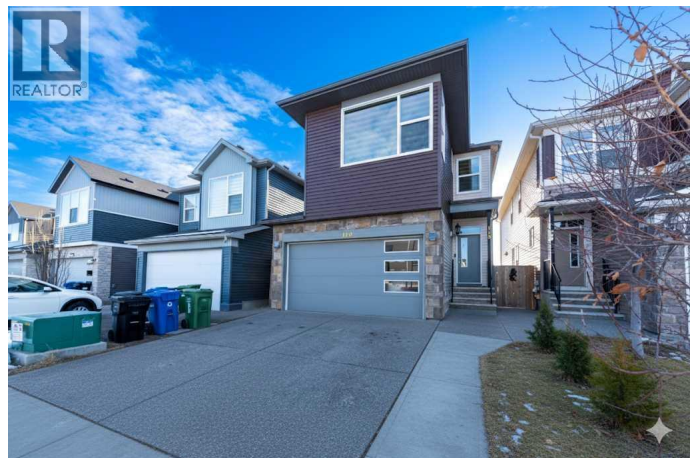
**\$840,000**

7 Bedroom, 5.00 Bathroom, 2,369 sqft

Single Family on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this remarkable property in the sought-after community of Savanna NE, offering over 3300 square feet of meticulously designed living space. This stunning home features top-of-the-line finishes, a spacious layout, and an illegal basement suite—ideal for extended family or rental potential. As you enter, you’ll be impressed by the soaring 9-foot ceilings throughout all three levels. The main floor boasts a bright, open plan with two expansive living rooms, perfect for relaxing or entertaining. The office/den provides a quiet space for work or study, while the upgraded kitchen is a chef’s dream. With stainless steel appliances, granite countertops, a large kitchen island, and soft-closing cabinets, this kitchen combines both functionality and luxury. A convenient half bathroom rounds out the main level. Upstairs, you’ll find two spacious master bedrooms, each with its own private ensuite, offering a peaceful retreat for homeowners. Additionally, there are three generously sized bedrooms with walk in closet and a full bathroom to accommodate all your needs. The fully developed illegal basement suite has a separate entrance, offering two additional bedrooms, a full bathroom, a kitchen, and its own laundry facilities—perfect for a tenant or multi-generational living. This home is ideally located in the developed and family-friendly community of Savanna NE, with easy access to bus stops, shopping, the Saddle Town train station, the airport, and Peter Lougheed Hospital. Don't miss out on



this exceptional opportunity to own a home that has it all! Call your favorite realtor today to schedule a private showing. (id:6289)

Built in 2016

### Essential Information

Listing #	A2259900
Price	\$840,000
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Square Footage	2,369
Acres	0.07
Year Built	2016
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	115 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T3J0V8

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Stove, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office      Diamond Realty & Associates LTD.



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