



THE
A-TEAM

**RE/MAX
FIRST**

115 SAVANNA Parade, Calgary T3J 0V8

MLS®#: **A2183610**

Area: **Saddle Ridge**

Listing Date: **12/16/24**

List Price: **\$889,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 07-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **3,207 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,369**
Low Sqft:
Ttl Sqft: **2,369**

DOM

47
Layout
Beds: **7 (5 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Private,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 2`8"	Dining Room	Main	10`5" x 10`3"
Family Room	Main	12`5" x 9`5"	Foyer	Main	17`3" x 12`10"
Kitchen	Main	10`5" x 12`5"	Laundry	Main	5`5" x 6`4"
Living Room	Main	12`6" x 15`4"	Office	Main	10`3" x 9`6"
3pc Bathroom	Second	9`2" x 5`11"	3pc Ensuite bath	Second	8`9" x 8`5"
4pc Ensuite bath	Second	5`1" x 8`2"	Bedroom - Primary	Second	13`2" x 11`9"
Bedroom	Second	9`3" x 13`5"	Bedroom	Second	9`11" x 12`0"

Bedroom	Second	9`11" x 12`2"	Office	Second	9`3" x 6`7"
Bedroom - Primary	Second	16`0" x 16`4"	Walk-In Closet	Second	9`11" x 4`11"
4pc Bathroom	Lower	8`3" x 4`11"	Bedroom	Lower	9`4" x 14`6"
Bedroom	Lower	9`4" x 11`9"	Kitchen	Lower	12`3" x 10`9"
Game Room	Lower	12`2" x 14`6"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1513189**

Zoning:
R-G

Remarks

Pub Rmks: **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, a dedicated office space, 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 Loughheed Hospital. Key Features: Over 3300 SF of living space 9' ceilings on all 3 levels Front-attached double garage 2 spacious living rooms and an office/den on the main floor Upgraded kitchen with stainless steel appliances, granite countertops, kitchen island, and soft-close cabinets 2 master bedrooms with ensuite bathrooms 3 additional well-sized bedrooms, office, and a full bathroom upstairs Illegal basement suite with separate entrance, 2 bedrooms, a full bathroom, kitchen, and laundry Close to bus stops, shops, Saddle Town train station, the airport, and Peter Loughheed 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.**

Inclusions:
 Property Listed By: **None**
Diamond Realty & Associates LTD.

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













