



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 SAVANNA Parade, Calgary T3J 0V8**

MLS®#: **A2183610**

Area: **Saddle Ridge**

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

List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

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

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

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**













