

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

MLS® #A2259900

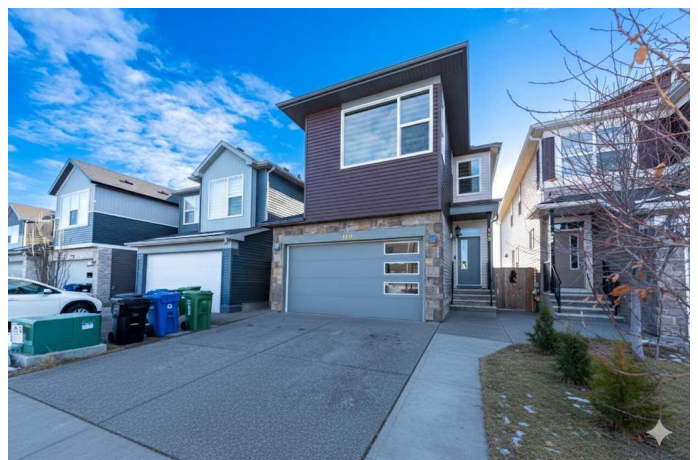
**\$840,000**

7 Bedroom, 5.00 Bathroom, 2,369 sqft

Residential 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.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259900    |
| Price          | \$840,000   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,369       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 115 Savanna Parade Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0V8               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Central                                                                                                                     |
| Cooling         | None                                                                                                                        |
| Fireplace       | Yes                                                                                                                         |
| # of Fireplaces | 1                                                                                                                           |
| Fireplaces      | Electric                                                                                                                    |
| Has Basement    | Yes                                                                                                                         |
| Basement        | Finished, Full, Exterior Entry, Suite                                                                                       |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                          |
| Lot Description   | Back Yard, No Neighbours Behind, Private, Zero Lot Line |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding                                            |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-G                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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