

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

MLS® #A2259900

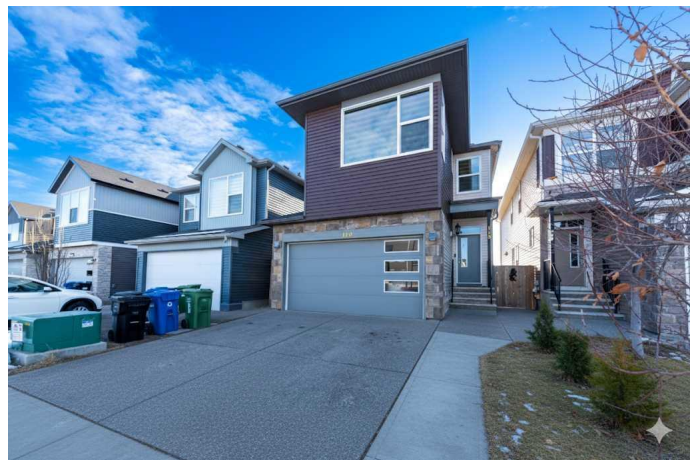
**\$840,000**

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, 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 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)
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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	Exterior Entry, Finished, Full, 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	1
Zoning	R-G

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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