



115 Savanna Parade Calgary Alberta

\$900,000

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.

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 sui...

3pc Bathroom 9.17 Ft x 5.92 Ft

3pc Bathroom 8.75 Ft x 8.42 Ft

4pc Bathroom 5.08 Ft x 8.17 Ft

Primary Bedroom 13.17 Ft x 11.75 Ft

Bedroom 9.25 Ft x 13.42 Ft

Bedroom 9.92 Ft x 12.00 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 9.33 Ft x 14.50 Ft

Bedroom 9.33 Ft x 11.75 Ft

Kitchen 12.25 Ft x 10.75 Ft

Recreational, Games room 12.17 Ft x 14.50 Ft

2pc Bathroom 6.50 Ft x 2.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Bedroom 9.92 Ft x 12.17 Ft
Office 9.25 Ft x 6.58 Ft
Primary Bedroom 16.00 Ft x 16.33 Ft
Other 9.92 Ft x 4.92 Ft

Dining room 10.42 Ft x 10.25 Ft
Family room 12.42 Ft x 9.42 Ft
Foyer 17.25 Ft x 12.83 Ft