

# \$874,900 - 131 Savanna Parade Ne, Calgary

MLS® #A2219915

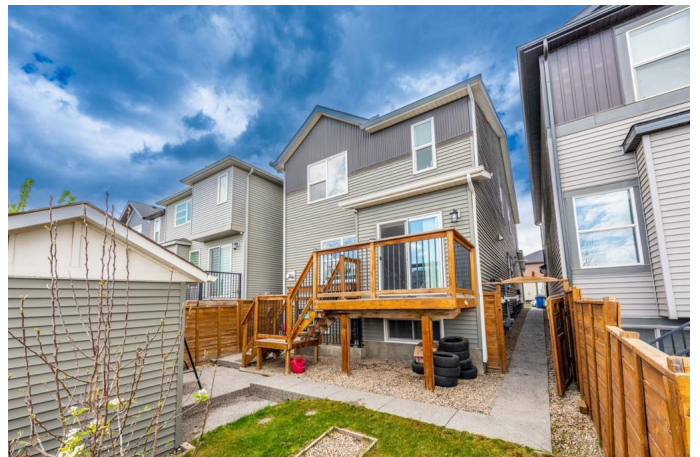
**\$874,900**

6 Bedroom, 4.00 Bathroom, 2,348 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

This beautifully crafted two-story 4 bedrooms home with a fully finished two-bedroom basement presents an enticing opportunity for anyone seeking a luxurious and convenient living space. Boasting approximately 3339 square feet of living area, this immaculate home is located in a very convenient area, within walking distance to Savanna Bazar, a playground, and a school. Upon arrival, you are welcomed by the exterior charm of the property, featuring a south-facing backyard with storage room, a double front attached heated garage, and an extended driveway that can accommodate parking for two cars in the garage and three additional vehicles on the driveway. Stepping inside, you are greeted by a grand entrance with a spacious walk-in closet. The main floor features 10-foot ceilings and offers a stunning kitchen equipped with high-end stainless steel appliances. ( New Built-in Microwave & Built-in Oven) Adjacent to the kitchen is a cozy breakfast nook and a generously sized family room. There is also a formal dining Room and a Den that can serve as a second living room. The upstairs area features a master bedroom that is sure to capture one's attention with its grandeur. With large windows on the south side, the room is flooded with abundant natural sunlight, creating a warm and inviting atmosphere. This design not only enhances the aesthetic appeal of the room but also provides a sense of openness and airiness. The master bedroom also includes a generous walk-in closet,



providing ample storage space for belongings. Furthermore, the master bedroom is equipped with a modern 4-piece ensuite, adding a touch of luxury and sophistication to the space. Apart from the master bedroom, the property features three more bedrooms, and a bonus room. Imagine a house that not only boasts three additional bedrooms but also features a generously sized 2 bedroom basement that includes its own separate entrance. Such a property promises endless possibilities and a wealth of opportunities for both comfort and functionality.

Built in 2016

**Essential Information**

MLS® #	A2219915
Price	\$874,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,348
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	131 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0V8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, See Remarks
Appliances	Built-In Oven, Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Built-In Range
Heating	Fireplace(s), Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Other

### Additional Information

Date Listed	May 9th, 2025
Days on Market	5
Zoning	R-G

### Listing Details

Listing Office	URBAN-REALTY.ca
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