



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15 Savanna Parade NE
Calgary, Alberta

MLS # A2252517



\$624,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NONE

Welcome to 15 Savanna Parade NE – a lovely 2-storey home built by Excel Homes, perfectly designed for first-time buyers, growing families, or investors looking for a solid rental property. Main Floor Step into a bright, welcoming living room filled with natural light. The open-concept design flows through a spacious dining area into a cozy second family room and a well-laid-out kitchen. The kitchen features timeless cabinets, stainless steel appliances, tile backsplash, and a large island—plenty of room for cooking, hosting, or everyday family meals. A tucked-away powder room keeps things convenient, and the west-facing backyard is just steps away for BBQs or summer evenings. Second Floor The primary bedroom is your retreat with a walk-in closet and ensuite. Two more generously sized bedrooms and a full bathroom complete the upstairs—ideal for kids, guests, or a home office. Basement The basement is wide open with a large window and bathroom rough-in, ready for your future development—whether that’s a home gym, media room, or extra living space. Backyard & Parking Enjoy a private yard with a parking pad and laneway access, offering the perfect spot for a future garage. Location This home sits in the heart of Savanna, one of Calgary’s most desirable NE communities. With quick access to Stoney Trail, Saddle Towne C-Train, bus stops, schools, parks, Genesis Centre/YMCA, grocery stores, and the airport, everything your family needs is close at hand. This well-designed property is move-in ready and waiting for you. Call your favorite realtor and book a showing today.