



**183 Savanna Parade NE
Calgary, Alberta**

MLS # A2303978



\$625,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,416 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: hot tub, Pergola, outdoor fireplace, wooden furniture in backyard, Kitchen barstools, front awning

Welcome to Savanna Parade! This stunning, fully developed two-story home offers an ample of finished living space across three levels — and checks every box for families, entertainers, and hobbyists alike. Step inside to a bright and airy great room where oversized windows flood the main floor with natural light. The space flows effortlessly into a cook’s kitchen designed to impress, featuring an abundance of cabinetry to satisfy even the most dedicated home chef. Upstairs, you’ll find three generously sized bedrooms, including a large primary retreat complete with a walk-in closet and a spa-inspired ensuite boasting a separate soaker tub and shower — a luxury typically reserved for much higher-end homes. Two additional spacious bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry round out this floor beautifully. The fully developed basement adds even more versatility with a large rec/gathering room, a fourth bedroom with egress window, and a full bathroom — perfect for guests, teens, or a home office. Back on the main level, the kitchen draws you naturally toward the stunning two-tiered deck overlooking a private backyard built for entertaining. Whether you’re hosting a summer gathering or simply soaking up the sun, this outdoor space is truly second to none. The fully finished oversized garage is loaded with extras, and the property features additional parking beside the garage as well as space in front of the overhead door. Thanks to the pie-shaped lot, the backyard also offers ample room to maneuver a large trailer with ease — a rare and practical bonus. To top it all off, a large park sits right out front, making this an unbeatable location for families. This one truly has it all — features, function, and a location that’s hard to beat. Don’t miss your opportunity!