

**183 Savanna Parade NE**  
**Calgary, Alberta**

**MLS # A2303978**



**\$615,000**

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

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

**Inclusions:** hot tub, wooden furniture in backyard, Kitchen barstools,

Welcome to Savanna Parade! This particular close wraps around a large park right out front, making this a fantastic location for families. The park also allows for a great amount of extra parking when you're entertaining or having family gatherings. This very well appointed, fully developed home offers almost 2200 sqft of 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 spa-inspired ensuite boasting a separate soaker tub and shower — a luxury typically reserved for much higher-end homes and a walk-in closet. 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 room, a 4th 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 towards a large, custom built 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 26.5' x 23' 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 for extra vehicle or trailer parking. The laneway is fully paved and has the benefit of a

large staging area to maneuver your vehicles to take advantage of this fantastic lot.

This one truly has it all &mdash; features, function, and a location that&rsquo;s

hard to beat. Don&rsquo;t miss your opportunity!