



15 Savanna Parade
Calgary, Alberta

MLS # A2322105



\$594,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,771 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

An excellent opportunity awaits in the vibrant community of Savanna with this thoughtfully designed 3-bedroom detached home. The home offers exceptional value for first-time buyers, growing families, and investors alike. Featuring a bright open-concept layout, upgraded vinyl plank flooring, and an abundance of natural light, this home combines comfort and functionality throughout. The thoughtfully designed main floor includes a welcoming front living room, a spacious family room at the rear, and a versatile flex space perfect for a home office, study area, or computer room. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, a pantry, stylish tile backsplash, and a large central island ideal for everyday living and entertaining. Step outside from the dining area to enjoy the west-facing backyard, complete with rear lane access and a parking pad with potential for a future detached garage. A discreetly located powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet. Two additional bedrooms, a full bathroom, and extra storage space provide plenty of room for the whole family. The unfinished basement offers endless possibilities with a large window and bathroom rough-in, making future development easy. Conveniently located close to schools, shopping, parks, public transit, the Genesis Centre, Saddle Towne C-Train Station, major roadways, and Calgary International Airport, this is an exceptional opportunity to own in one of Northeast Calgary's most vibrant communities. **DON'T WAIT BOOK YOUR SHOWING TODAY!!!**