

# \$614,800 - 19 Savanna Parade Ne, Calgary

MLS® #A2163346

**\$614,800**

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

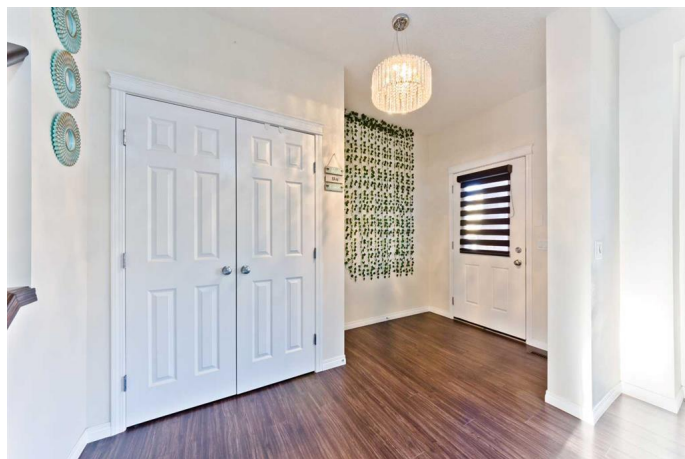
OPEN HOUSE SATURDAY 12PM-3PM ,  
Welcome to your ideal family home! This stunning 3-bedroom, 2.5-bathroom house is designed with your family's comfort in mind. With 1,472 square feet of living space, this charming residence offers a perfect blend of comfort and style. Upon entering, you are greeted by a spacious living area and a beautiful kitchen, featuring quartz countertops stainless steel appliances. The adjacent dining area is an ideal space for family meals and entertaining guests. The upper level includes three generously sized bedrooms. The master bedroom boasts a luxurious four-piece ensuite bathroom and a spacious walk-in closet, another 2 bedrooms and a full bathroom, upstairs convenient laundry. The WEST-facing backyard is a true oasis, complete with a deck where you can enjoy summer barbecues while the kids play in the fenced yard. Double detached garage. Nestled in vibrant Savannah, you'll enjoy easy access to groceries, dental care, restaurants, registries, schools, and transportation, all just a short walk away. This house combines elegance, functionality, and an unbeatable location.

Built in 2016

## Essential Information

MLS® # A2163346

Price \$614,800



Sold Price	\$604,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	19 Savanna Parade Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1A8

### Amenities

Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 5th, 2024
Date Sold	October 11th, 2024
Days on Market	35
Zoning	R-1N
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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