131 Savanna Parade NE

Calgary | Active | MLS® A2357562

$809,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2016**	**2,396.84 sq. ft.**

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Listed by Prep Ultra Realty Ltd.

A closer look

This beautifully crafted two story 4 bedroom home with a fully finished LEGAL BASEMENT SUITE presents an enticing opportunity for anyone seeking a luxurious and convenient living space. Boasting approximately 3,339 square feet of living area, this immaculate home is located in a very convenient area, within walking distance to Savanna Bazar, a playground, and a school.

Upon arrival, you are welcomed by the exterior charm of the property, featuring a south facing backyard with a storage room, a double front attached heated garage, and an extended driveway that can accommodate parking for two cars in the garage and three additional vehicles on the driveway. The home is also equipped with a central air conditioning system for year-round comfort.

Stepping inside, you are greeted by a grand entrance with a spacious walk-in closet. The main floor features 10 foot ceilings and offers a stunning kitchen equipped with high end stainless steel appliances (including a new built-in microwave and built-in oven). Adjacent to the kitchen is a cozy breakfast nook and a generously sized family room. There is also a formal dining room and a den that can serve as a second living room.

The upstairs area features a master bedroom that is sure to capture one's attention with its grandeur. With large south-facing windows, the room is flooded with abundant natural sunlight, creating a warm and inviting atmosphere. The master bedroom also includes a generous walk-in closet and a modern 4 piece ensuite. Apart from the master bedroom, the property features three more bedrooms and a bonus room.

A standout feature of this home is the fully furnished basement with its own separate entrance, offering 1 bedroom plus a den, an excellent opportunity for rental income, multi generational living, or extended guest accommodation.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357562
Bedrooms	5
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,396.84 sq. ft.
Main Level Finished Area:	1,066.59 sq. ft.
Upper Level Finished Area:	1,330.25 sq. ft.
Below Grade Finished Area:	991.28 sq. ft.
Acreage:	No
Lot Area:	3,207 sq. ft.
Lot Frontage:	28'7"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1513189
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Built-In Oven, Built-In Range, Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Washer/Dryer in Basment. Electric Stove in Basment, Refrigerator in Basment.
Restrictions:	None Known
Main Floor	Kitchen · 11'11" × 10'5" ·
Main Floor	Family Room · 22'7" × 12'7" ·
Main Floor	Dining Room · 13'8" × 10'5" ·
Main Floor	Living Room · 23' × 10'1" ·
Upper Level	Bedroom · 12'5" × 9'10" ·
Upper Level	Bedroom · 12'6" × 9'11" ·

Upper Level	Laundry · 9'1" × 6'5" ·
Upper Level	Bedroom - Primary · 16' × 15'4" ·
Upper Level	Bedroom · 12'4" × 9'10" ·
Upper Level	Bonus Room · 20'3" × 12'10" ·
Basement	Kitchen · 9'4" × 8'10" ·
Basement	Den · 15'8" × 10' ·
Basement	Living/Dining Room Combination · 16'3" × 13'1" ·
Basement	Bedroom · 12' × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Yard, Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/131-savanna-parade-ne-calgary-a2357562/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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