

199 savanna Parade NE  
Calgary, Alberta

MLS # A2311915



## \$569,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Other, Paved, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, See Remarks		

**Inclusions:** n/a

An exceptional opportunity to own a stylish DUPLEX in a premium PARK-FACING location, offering the perfect combination of lifestyle, comfort, and long-term investment potential. This beautifully designed home features 4 bedrooms and 3.5 bathrooms, along with a professionally builder-finished BASEMENT that adds valuable functional living space—ideal for extended family, a private office, or future rental flexibility. The open-concept main floor showcases modern finishes, abundant natural light, and a seamless layout designed for both everyday living and entertaining. A convenient half bathroom completes this level. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and full ensuite. The fully finished lower level offers a fourth bedroom, a 3-piece bathroom, and a large flex room perfect for a recreation area, gym, or workspace. Outside, enjoy the low-maintenance yard and the convenience of a DOUBLE detached oversized GARAGE. Located directly across from green space in a highly desirable, amenity-rich community close to schools, shopping, parks, and transit, this home offers outstanding value and convenience. Homes like this at this price point do not last long. Book your private showing today!