



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

46 Savoy Landing SE
Calgary, Alberta

MLS # A2214904



\$1,099,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,637 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

PRICE REDUCED \$25,000 FOR QUICK SALE! 3D VIRTUAL TOUR| DREAM HOME BUILD BY BAYWEST CUSTOM BUILDERS| WALKOUT LOT| OVER 3600 SQFT LIVING SPACE| TOTAL 6 BEDROOMS| CENTRAL AIR CONDITIONER| SPICE KITCHEN| FINISHED BASEMENT| If you're searching for your dream home in one of the fastest-growing communities—Rangeview—look no further! This stunning home offers over 3,600 sq ft of living space, including a fully finished walk-out basement, making it perfect for a large or growing family. Loaded with more than \$80,000 in upgrades, it features high-end, WiFi-connected appliances such as a combo wall oven with convection and steam, a powerful 36" Bespoke chimney hood fan in both the main and spice kitchens, and an LG washer and dryer with steam and smart sensors. The main floor showcases hardwood flooring, a bedroom with a full bathroom, a gourmet kitchen with a massive center island, a spice kitchen, a beautiful dining area, and a cozy living room that opens to a deck with a BBQ gas line—perfect for family gatherings. Upstairs, you'll find luxurious master bedroom with 5-piece ensuite, three additional spacious bedrooms, a full 5pc bathroom, a laundry room, and a family room for relaxing or entertaining. The walk-out basement adds even more space with another large family room, a bedroom, and a full bathroom—ideal for guests or extended family. Backing onto peaceful wetlands, this home offers complete privacy with no neighbors behind. Additional features include a forced air natural gas furnace, a multi-zone HVAC system with Nest thermostats on each level, full central air conditioning, and so much more. This home truly has everything your family needs and more!

Copyright (c) 2025 Yuri Smith. Listing data courtesy of Royal LePage Mission Real Estate. Information is believed to be reliable but not guaranteed.