



**66 Savoy Landing SE
Calgary, Alberta**

MLS # A2296568



\$1,049,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks, Views		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Thoughtfully upgraded far beyond builder spec, this exceptional Baywest walkout in Rangeview offers elevated design, premium finishes, and an outstanding rear setting with open views. Built with long-term living in mind, this home showcases a bright open-concept layout with a dramatic open-to-above great room, oversized windows, and a striking floor-to-ceiling fireplace feature wall. The chef-inspired kitchen was extensively upgraded with full-height cabinetry with crown to ceiling, quartz surfaces, farmhouse sink, upgraded hood fan, under-cabinet lighting, pot drawers, built-in waste and recycling pullouts, a reconfigured island, butler's pantry, and custom built-in storage. Upstairs, the upgrades continue with luxury vinyl plank on the staircase and second level, 8-foot interior doors, upgraded railings, built-in bench seating, and a beautifully appointed primary retreat featuring a freestanding soaker tub, curbless glass shower extended to the ceiling, makeup counter, and enhanced walk-in closet shelving. The fully finished walkout basement adds valuable living space with a large rec room, bedroom, full bath, bar area, and zoned comfort. Outside, the home is equally impressive with cement board/Hardie exterior details, black exterior windows, Gemstone lighting, a screened-in upper deck with motorized screen, clear glass railing, vinyl decking, covered lower patio, BBQ gas line, and a heated garage with floor drain. A rare opportunity to own a highly upgraded, move-in-ready walkout home in one of Calgary's most distinctive emerging communities.