



**GRASSROOTS**

REALTY GROUP

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**23 Savoy Terrace SE**  
**Calgary, Alberta**

**MLS # A2299853**



**\$849,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,364 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 23 Savoy Terrace SE, located in Calgary's innovative garden to table community of Rangeview. Perfectly positioned just south of Mahogany and east of Seton, this home offers convenient access to major roadways and a wide range of nearby amenities. Set on one of the most desirable lots in the community, this exceptional walk-out property backs west onto green space, a tranquil pond, and water feature, with unobstructed views stretching to a nature reserve and the Rocky Mountains. Offering breathtaking sunsets and privacy, this is truly a premium lot. Designed with both luxury and functionality in mind, the gourmet chef's kitchen showcases full-height cabinetry with crown molding, quartz countertops, a designer tile backsplash, and an expansive island with bar seating. Upgraded with a gas stove, stainless steel appliances, and a butler's pantry, this space is perfect for cooking, hosting, and everyday living. The open concept layout creates a seamless flow into the dining and living areas, ideal for entertaining. The living room is anchored by a cozy gas fireplace and framed by oversized windows that flood the home with natural light while capturing the incredible west-facing views. Step outside onto the oversized deck with a gas line for your BBQ, perfect for enjoying evenings overlooking the water and green space. A main floor den/office and a 2-piece powder room complete the level. Upstairs, the primary retreat is a true standout, featuring vaulted ceilings, expansive windows, a spacious walk-in closet, and a luxurious 5-piece ensuite with a soaker tub, standalone shower, and double vanity. The upper level also includes a generous bonus room, two additional bedrooms, a 4-piece bathroom, and a convenient laundry room. Additional features that enhance comfort, style, and value include a highly functional floor plan, modern interior

design finishes throughout, air conditioning, a water softener and filtration system, and completed front landscaping, offering both move in readiness and long-term peace of mind. Rangeview is a thoughtfully designed community where food, sustainability, and connection take center stage, bringing residents together through shared gardens, local food production, and a lifestyle rooted in nature.