



GRASSROOTS
REALTY GROUP

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46 Savoy Landing SE
Calgary, Alberta

MLS # A2311304



\$990,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,637 sq.ft.	Age:	2023 (3 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, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	NONE		

OPEN HOUSE JULY 26, SUNDAY FROM 1:00 PM TO 4:00 PM. [BAYWEST EXCEPTIONAL WALKOUT HOUSE WITH OPEN GREEN LAND] TOTAL 6 BEDROOMS & 4 FULL WASHROOM| TOTAL LIVABLE SPACE 3,600 SQFT| FINISHED BASEMENT| BEDROOM AT MIAN LEVEL WITH FULL WASHROOM| SPICE KITCHEN| CENTRAL AIRCONDITIONER|**** Welcome to this exceptional luxury home in the rapidly growing community of Rangeview, offering over 3,600 sq. ft. of beautifully developed living space, including a fully finished walk-out basement designed for modern family living. Loaded with more than \$80,000 in premium upgrades, this impressive residence features high-end WiFi-enabled appliances, including a combo wall oven with convection and steam, dual 36" Bespoke chimney hood fans in both the main and spice kitchens, and an LG steam washer and dryer with smart sensors. The main floor showcases elegant hardwood flooring, a spacious bedroom with a full bath, a gourmet chef's kitchen with a massive center island, a fully equipped spice kitchen, a bright dining area, and a cozy living room that opens onto a large deck with a BBQ gas line—perfect for entertaining family and friends. Upstairs offers luxurious primary suites with spa-inspired 5-piece ensuite, three additional generously sized bedrooms, another full 5-piece bathroom, a convenient laundry room, and a spacious bonus family room. The walk-out basement adds incredible versatility with a large recreation area, an additional bedroom, and a full bathroom, ideal for guests or extended family living. Backing directly onto tranquil wetlands with no neighbors behind, this home offers exceptional privacy and breathtaking natural views. Additional highlights include a multi-zone HVAC system with Nest thermostats on every level, forced-air

natural gas heating, central air conditioning, and countless thoughtful upgrades throughout. This is truly a rare opportunity to own a stunning family home that perfectly blends luxury, comfort, and functionality.