



**GRASSROOTS**  
REALTY GROUP

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**195 Savoy Landing SE**  
**Calgary, Alberta**

**MLS # A2319852**



**\$599,999**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Security surveillance system

Open House: Saturday, June 13 & Sunday, June 14, 1:00-3:00 PM- Rare opportunity to own a fully loaded, turnkey smart home in Rangeview! This detached gem features \$65K in equity upgrades in Calgary's premier garden-to-table community! Skip the wait and the extra costs—this 3-bed, 2.5 bath gem comes with a rare oversized 20x22 double garage (the widest approved on the street), a custom deck, full landscaping, and a comprehensive smart security system. The bright interior features a dedicated main-floor office, a modern kitchen with quartz countertops and stainless steel appliances, a spacious upper-floor bonus room, and convenient top-floor laundry. The primary suite shines with massive windows for maximum natural light. Capitalize on Calgary's 'Golden Hour' with a West-facing backyard that stays sun-drenched throughout the day for evening BBQs and naturally clears winter snow with the afternoon warmth. Massive value-add potential awaits in the basement, which features a separate side entrance and rough-ins ready for a future legal suite or mortgage helper. Perfectly situated near the South Calgary Health Campus (7 mins drive) and the world's largest YMCA, this home offers the ideal blend of move-in-ready luxury and long-term financial growth. Don't settle for a basic build when you can have the most upgraded home on the block!