



GRASSROOTS
REALTY GROUP

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90 Savoy Landing SE
Calgary, Alberta

MLS # A2330318



\$780,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,668 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped		

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

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

PARK-FACING FRONT AND BACK—an exceptional setting with no neighbours directly in front or behind! This air-conditioned Baywest home offers an extensive collection of upgrades, refined finishes, and a spacious walkout design. The striking exterior features soaring rooflines, a covered entrance, Smartboard detailing, a full driveway, and an oversized double attached garage with an 8-foot door. Inside, the chef-inspired kitchen showcases quartz countertops, full-height custom cabinetry with undermount lighting, upgraded moldings and trim, a ceiling-height Italian tile backsplash, and premium stainless-steel appliances—including a gas cooktop, refrigerator, and microwave oven. An oversized island, wall pantry, customized soft-close drawers, and generous breakfast nook complete the space. Patio doors lead to the large upper deck, which includes a gas line for outdoor cooking. The open main floor also features a spacious living room with a custom tiled fireplace surround, mantel, electric fireplace, and integrated TV niche. Upstairs, you will find three generously sized bedrooms, a versatile bonus room with a custom marble-faced electric fireplace, and a convenient laundry room with additional storage. The impressive primary suite includes a large walk-in closet with custom cabinetry and a spa-inspired ensuite featuring quartz countertops and a five-foot tiled shower with glass doors. Wide-plank flooring runs throughout the home—no carpet—complemented by modern doors, casings, baseboards, LED lighting, and upgraded plumbing fixtures. The undeveloped walkout basement offers high ceilings, large windows, and a three-piece bathroom rough-in, providing excellent potential for future development. Outside, the fully fenced backyard offers ample space for entertaining, with mature trees providing shade and privacy.

Ideally located near shopping, the YMCA, South Health Campus, schools, parks, pathways, off-leash areas, community gathering spaces, and Stoney Trail. Fall 2026 possession is available. Contact your REALTOR® today to arrange a private viewing and discover everything this outstanding Rangeview home has to offer. Come and start living the dream!