



GRASSROOTS
REALTY GROUP

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45 Savoy Landing SE
Calgary, Alberta

MLS # A2331334

\$859,900



No Photo Available

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	None		

Imagine coming home to a place that feels like it was designed entirely around your wellbeing, your routines, and the way you want to live. In Rangeview—Calgary's first Garden-to-Table community—you don't just move into a home, you step into a lifestyle shaped by orchards, gardens, greenhouses, wetlands, and winding pathways that make nature part of your everyday rhythm. Picture yourself starting mornings with a walk through the community orchards, grabbing fresh herbs from the gardens, or meeting friends at Harvest Hall once it opens—where cooking classes, boutique commercial spaces, and food-focused gatherings will become part of the neighbourhood's heartbeat. With a park just at the end of the street, enjoying the outdoors and connecting with the community becomes part of everyday life. And all of this sits just minutes from Seton's restaurants, shops, and the South Health Campus, giving you convenience without sacrificing serenity. Now imagine pulling into your driveway and knowing you've arrived somewhere special. This home backs onto a wide, open green space—your view is baseball diamonds, greenhouses, and mountains and sky, not rooftops. Step inside and feel the luxury immediately: all-season decorative lighting welcoming you home, the Yale smart lock system, the convenience of the MyQ smart garage door system, and the cool comfort of central air. The natural gas fireplace glows against custom built-in cabinetry, raised ceilings lift the space, and upgraded black window casings frame every view with sophistication. The Level 3 Baywest kitchen, the builder's highest tier, becomes the heart of your home—quartz counters, premium cabinetry, upgraded appliances, and a natural gas BBQ line just outside for summer evenings spent grilling while enjoying your

spacious deck overlooking the green space. Your main floor office becomes the perfect retreat for focused work, while the living room and dining area flow effortlessly for hosting friends or enjoying quiet nights in. Upstairs, imagine unwinding in your bright bonus room, folding laundry in a dedicated space that actually feels enjoyable, and ending each day in a spa-like 5-piece ensuite that feels more like a boutique retreat than a typical bathroom. The oversized primary retreat offers a true sense of comfort and relaxation, with plenty of space to unwind. Two additional bedrooms and a bathroom with dual sinks complete the upper level, creating a functional and comfortable space for family living. Quartz counters, premium fixtures, and serene finishes make every morning and evening feel indulgent. And when you need extra space—whether for guests, teens, hobbies, or movie nights—the professionally finished basement delivers. A large bedroom with a huge walk-in closet, a beautifully finished 4-piece bathroom, generous linen storage, and a spacious family room with integrated cable management create a whole additional level of comfort and possibility. Every detail in this home has been elevated & curated.