



GRASSROOTS
REALTY GROUP

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90 Savoy Landing SE
Calgary, Alberta

MLS # A2350198



\$750,000

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 VIEW | WATER VIEW | PRAIRIE VIEW | PARK-FACING FRONT AND BACK | WALKOUT HOME A truly exceptional Rangeview setting with no neighbours directly in front or behind! Enjoy beautiful park, water, and open prairie views from this air-conditioned Baywest home, ideally positioned between greenspace at the front and a park-like setting at the rear. This rare location provides an outstanding sense of openness, privacy, and connection to the surrounding landscape. The striking exterior features soaring rooflines, a covered entrance, Smartboard detailing, a full concrete driveway, and an oversized double attached garage with an eight-foot door. Inside, the bright, open-concept design has been carefully planned to showcase the remarkable views. The chef-inspired kitchen features quartz countertops, full-height custom cabinetry with undermount lighting, upgraded mouldings and trim, a ceiling-height Italian tile backsplash, and premium stainless-steel appliances—including a gas cooktop, refrigerator, and microwave oven. An oversized centre island, wall pantry, customized soft-close drawers, and generous breakfast nook complete this impressive space. Patio doors open onto the large upper deck, where you can relax, entertain, and enjoy the park, water, and prairie outlook. A gas line makes outdoor cooking and summer barbecues effortless. The spacious main-floor living room features a custom tiled fireplace surround, mantel, electric fireplace, and integrated TV niche, creating an inviting gathering space for family and friends. 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—and is complemented by modern doors, casings, baseboards, LED lighting, and upgraded plumbing fixtures. The undeveloped walkout basement offers high ceilings, large windows, a three-piece bathroom rough-in, and direct access to the backyard. With abundant natural light and an exceptional outlook, this level provides excellent potential for future development. Outside, the fully fenced backyard offers ample space for entertaining, recreation, and family enjoyment. Mature trees provide additional shade and privacy, while the park-facing setting creates an open backdrop rarely found in the community. Enjoy an outstanding Rangeview location close to parks, pathways, community gathering spaces, schools, shopping, off-leash areas, the YMCA, South Health Campus, and Stoney Trail. Park views in front. Park, water, and prairie views behind. No neighbours directly in front or behind. This is a location that must be experienced in person. Fall 2026 possession is available. Contact your REALTOR® today to arrange a viewing and start living the dream!