



GRASSROOTS
REALTY GROUP

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46 Savoy Landing SE
Calgary, Alberta

MLS # A2214904



\$1,099,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,637 sq.ft.	Age:	2024 (1 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, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

PRICE REDUCED \$25,000 FOR QUICK SALE! 3D VIRTUAL TOUR| DREAM HOME BUILD BY BAYWEST CUSTOM BUILDERS| WALKOUT LOT| OVER 3600 SQFT LIVING SPACE| TOTAL 6 BEDROOMS| CENTRAL AIR CONDITIONER| SPICE KITCHEN| FINISHED BASEMENT| If you're searching for your dream home in one of the fastest-growing communities—Rangeview—look no further! This stunning home offers over 3,600 sq ft of living space, including a fully finished walk-out basement, making it perfect for a large or growing family. Loaded with more than \$80,000 in upgrades, it features high-end, WiFi-connected appliances such as a combo wall oven with convection and steam, a powerful 36" Bespoke chimney hood fan in both the main and spice kitchens, and an LG washer and dryer with steam and smart sensors. The main floor showcases hardwood flooring, a bedroom with a full bathroom, a gourmet kitchen with a massive center island, a spice kitchen, a beautiful dining area, and a cozy living room that opens to a deck with a BBQ gas line—perfect for family gatherings. Upstairs, you'll find luxurious master bedroom with 5-piece ensuite, three additional spacious bedrooms, a full 5pc bathroom, a laundry room, and a family room for relaxing or entertaining. The walk-out basement adds even more space with another large family room, a bedroom, and a full bathroom—ideal for guests or extended family. Backing onto peaceful wetlands, this home offers complete privacy with no neighbors behind. Additional features include a forced air natural gas furnace, a multi-zone HVAC system with Nest thermostats on each level, full central air conditioning, and so much more. This home truly has everything your family needs and more!

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