



GRASSROOTS
REALTY GROUP

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231 Savoy Landing SE
Calgary, Alberta

MLS # A2252236



\$659,900

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|------------------|---|---------------|------------------|
| Division: | Rangeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,543 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Level, Zero Lot Line | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data | | |

Inclusions: N/A

SOME NEIGHBOURHOODS PROMISE GREEN SPACE; RANGEVIEW HANDS YOU A SET OF GARDEN TOOLS and a spot to actually grow something worth eating. This is CALGARY'S FIRST FARM-TO-TABLE COMMUNITY, designed around orchards, garden plots, and harvest festivals instead of just cul-de-sacs and swing sets. At 231 Savoy Landing SE, you don't just buy a new home—you buy into a lifestyle where your pantry can be stocked from down the block and your kids grow up knowing what real tomatoes taste like. The Sasha model from Homes by Avi was built with real family life in mind. Out front, a FULL-WIDTH PORCH for coffee chats or Halloween pumpkins. Inside, 9' main floor ceilings create breathing room, and an open-concept kitchen/dining/lounge keeps everyone connected without crowding. The kitchen doesn't just look sharp—it comes with FULL-HEIGHT CABINETRY, QUARTZ COUNTERS, CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and a SILGRANIT SINK tough enough to handle spaghetti night. A MAIN FLOOR POCKET OFFICE means you can take Zoom calls without competing with cartoons in the background, and the 10' x 10' back deck (with gas line for the BBQ) extends the living space straight into summer. Upstairs is where the layout really earns its keep. A BONUS ROOM gives kids space for Lego empires—or a family movie night where popcorn counts as dinner. The laundry room is exactly where it should be: on the same floor as the bedrooms, so baskets don't migrate up and down the stairs like unwanted pets. Three bedrooms, including a MASTER WITH ENSUITE AND WALK-IN CLOSET, mean everyone has their own corner of calm. The basement comes prepped for whatever the future holds: 9' FOUNDATION WALLS, SIDE ENTRY, LAUNDRY

ROUGH-INS, WET BAR/KITCHEN SINK ROUGH-IN, and a 200-AMP PANEL that leaves room for big plans. Whether that means extra income or just more space for teenagers, the hard stuff is already handled. Outside, this CORNER LOT comes with a 22' X 22' REAR DETACHED GARAGE to keep cars, bikes, and sports gear in check, plus front yard sod so you're not starting from scratch. RANGEVIEW ITSELF IS THE REAL GAME-CHANGER. It's not just a neighbourhood—it's a community designed around food, connection, and seasons lived outdoors. Here, neighbours aren't just people you wave to across the driveway—they're the ones you'll swap recipes with at harvest festivals or share extra cucumbers with when the garden explodes. Getting in early means QUIETER STREETS, FIRST DIBS ON AMENITIES, and the kind of EQUITY GROWTH that comes from being smart enough to see potential before everyone else does. If you've been waiting for a home that understands family life—and a community that adds more flavour to your every day—231 Savoy Landing SE is ready. Come see it while the gardens are still bursting with this year's harvest—by next season, everyone else will want a piece of it too. • PLEASE NOTE: Photos are of a finished Showhome of the same model — fit & finish may differ on finished spec home. Interior selections & floorplans shown in photos.