



**GRASSROOTS**  
REALTY GROUP

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**239 Savoy Landing SE**  
**Calgary, Alberta**

**MLS # A2275411**



**\$627,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Carport, Gravel Driveway, Off Street, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Brand New 2-Storey Home | Separate Entrance | Legal Basement Suite | 4 Bed | 3.5 Bath | Near YMCA & South Health Campus | Close to Seton, Mahogany & Auburn Bay | Shopping, Restaurants, Parks & Childcare Nearby. Exquisite and beautifully crafted, this newly built two-storey home is located in the vibrant community of Rangeview. Offering 4 bedrooms and 3.5 bathrooms, the home includes a fully developed LEGAL basement suite with its own private entrance, making it ideal for multi-generational living or a smart investment opportunity. Rangeview is Calgary's first garden-to-table community, designed with future community gardens, parks, playgrounds, and schools, creating a welcoming and thoughtfully planned neighborhood. This modern single-family lane home seamlessly blends luxury and functionality and offers over 2,000 sq. ft. of living space. The open-concept main floor is filled with natural light and features an elevated kitchen with a large center island and flush eating bar, stainless steel appliances, smooth-top electric range, built-in microwave hood fan, and refrigerator. The kitchen flows effortlessly into the spacious dining area and overlooks a bright great room—perfect for entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two well-sized bedrooms, a 4-piece main bathroom, second-floor laundry, and a generous primary suite complete with a walk-in closet and 3-piece ensuite with walk-in shower. The fully developed legal basement suite offers excellent income potential and includes a separate entrance, its own kitchen with fridge, stove, dishwasher, and in-suite washer and dryer, providing private, self-contained living space. Ideally located just minutes from South Health Campus Hospital, the YMCA, Seton, Mahogany, Auburn Bay, and surrounded by shopping centres, restaurants, parks, and

childcare facilities&mdash;everything you need is within easy reach.