



**66 Savoy Landing SE  
Calgary, Alberta**

**MLS # A2296568**



**\$1,049,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks, Views		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Thoughtfully upgraded far beyond builder spec, this exceptional Baywest walkout in Rangeview offers elevated design, premium finishes, and an outstanding rear setting with open views. Built with long-term living in mind, this home showcases a bright open-concept layout with a dramatic open-to-above great room, oversized windows, and a striking floor-to-ceiling fireplace feature wall. The chef-inspired kitchen was extensively upgraded with full-height cabinetry with crown to ceiling, quartz surfaces, farmhouse sink, upgraded hood fan, under-cabinet lighting, pot drawers, built-in waste and recycling pullouts, a reconfigured island, butler's pantry, and custom built-in storage. Upstairs, the upgrades continue with luxury vinyl plank on the staircase and second level, 8-foot interior doors, upgraded railings, built-in bench seating, and a beautifully appointed primary retreat featuring a freestanding soaker tub, curbless glass shower extended to the ceiling, makeup counter, and enhanced walk-in closet shelving. The fully finished walkout basement adds valuable living space with a large rec room, bedroom, full bath, bar area, and zoned comfort. Outside, the home is equally impressive with cement board/Hardie exterior details, black exterior windows, Gemstone lighting, a screened-in upper deck with motorized screen, clear glass railing, vinyl decking, covered lower patio, BBQ gas line, and a heated garage with floor drain. A rare opportunity to own a highly upgraded, move-in-ready walkout home in one of Calgary's most distinctive emerging communities.