



195 Savoy Landing SE
Calgary, Alberta

MLS # A2301219



\$620,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Security surveillance system

Rare opportunity to own a fully loaded, turn-key smart home in Rangeview! This detached gem features \$65K in equity upgrades in Calgary's premier garden-to-table community! Skip the wait and the extra costs—this 3-bed, 2.5 bath gem comes with a rare oversized 20x22 double garage (the widest approved on the street), a custom south-facing deck, full landscaping, and a comprehensive smart security system. The bright interior features a dedicated main-floor office, a modern kitchen with quartz countertops and stainless steel appliances, a spacious upper-floor bonus room, and convenient top-floor laundry. The primary suite shines with massive windows for maximum natural light. Massive value-add potential awaits in the basement, which features a separate side entrance and rough-ins ready for a future legal suite or mortgage helper. Perfectly situated near the South Calgary Health Campus (7 mins drive) and the world's largest YMCA, this home offers the ideal blend of move-in-ready luxury and long-term financial growth. Don't settle for a basic build when you can have the most upgraded home on the block!