



GRASSROOTS
REALTY GROUP

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145 Savoy Landing SE
Calgary, Alberta

MLS # A2209216



\$700,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Overs		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks, Street Lighting, Views, Zero Lot L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** Welcome to this stunning Baywest built home (2024), with over 2300+ sqft finished living space, located directly across from the tranquil Nature Reserve and picturesque pathways in the vibrant, master-planned community of Rangeview. **From the moment you step inside, you'll be wowed by the showhome-level finishings and seamless open-concept layout, complete with luxury vinyl plank flooring that flows beautifully across the main and upper levels. **The chef-inspired kitchen is a dream come true, showcasing ceiling-height cabinetry, sleek charcoal granite countertops, a large black silgranite sink with matching black faucet, and an extended island with extra storage and a built-in recycling center. A premium stainless steel appliance package includes a dual fuel stove (gas cooktop/electric oven), fridge with water line and multi-ice maker, decorative hood fan, plus built-in microwave and dishwasher – everything you need to cook and entertain in style! **From your kitchen, step through the glass sliding doors to your large west-facing backyard, complete with a spacious 12x10 deck and a gas BBQ line – perfect for evening gatherings and sunsets. **The inviting living and dining area features a cozy gas fireplace with mantle and is bathed in natural light, enhanced by elegant window coverings (all included!). **Upstairs, you will find a luxurious primary suite with a spa-inspired ensuite boasting his and her sinks, tiled shower w/ glass doors, upgraded medicine cabinets/mirrors, and a spacious walk-in closet. Two additional bedrooms up share a 4pc main bath, one of which has a very unique layout with gorgeous views and dual closets perfect for sharing or a separate retreat! **The upper-floor laundry is as functional as it is stylish, featuring side-by-side washer & dryer with pedestal drawers and plenty of storage. **Downstairs, the fully**

finished basement expands your living options with a generous family room, 2-piece bath, and a flex room perfect for a home office, gym, playroom, or guest space. **Finally, this home comes complete with an oversized double attached garage (19 x 24) with extra electrical outlets ideal for EV charging and power tools, plus a driveway scheduled to be poured in the spring. **Other exceptional features include: an upgraded electrical panel, dual-zoned furnace with separate basement controls for personalized comfort, rough-ins for A/C and kitchen garburator if so desired, and the Kinetico water softener and de-chlorinator system stays. **Why wait to build when you can move right into this gorgeous home loaded with thoughtful, high-end upgrades throughout? Call your favourite Realtor today!**