

# \$700,000 - 145 Savoy Landing Se, Calgary

MLS® #A2209216

**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,682 sqft  
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

\*\* 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, youâ€™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 â€“ 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 â€“ 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!\*\*

Built in 2024

**Essential Information**

MLS® #	A2209216
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,682
Acres	0.09
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Savoy Landing Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H4

### Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, See Remarks
# of Garages	2

### Interior

Interior 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)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot, See Remarks, Street Lighting, Views, Zero Lot Line
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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