# \$1,099,900 - 46 Savoy Landing Se, Calgary

MLS® #A2214904

### \$1,099,900

6 Bedroom, 4.00 Bathroom, 2,637 sqft Residential on 0.08 Acres

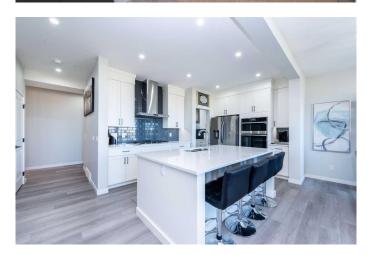
Rangeview, Calgary, Alberta

PRICE REDUCED \$25,000 FOR QUICK SALE! 3D VIRTUAL TOUR| DREAM HOME BUILD BY BAYWEST CUSTOM BUILDERS| WALKOUT LOT| OVER 3600 SQFT LIVING SPACE| TOTAL 6 BEDROOMS| CENTRIAL AIR CONDITIONER| SPICE KITCHEN| FINSIDHED BASEMENT| If you're searching for your dream home in one of the fastest-growing

communitiesâ€"Rangeviewâ€"look no further! This stunning home offers over 3,600 sq ft of living space, including a fully finished walk-out basement, making it perfect for a large or growing family. Loaded with more than \$80,000 in upgrades, it features high-end, WiFi-connected appliances such as a combo wall oven with convection and steam, a powerful 36― Bespoke chimney hood fan in both the main and spice kitchens, and an LG washer and dryer with steam and smart sensors. The main floor showcases hardwood flooring, a bedroom with a full bathroom, a gourmet kitchen with a massive center island, a spice kitchen, a beautiful dining area, and a cozy living room that opens to a deck with a BBQ gas lineâ€"perfect for family gatherings. Upstairs, you'II find luxurious master bedroom with 5-piece ensuites, three additional spacious bedrooms, a full 5pc bathroom, a laundry room, and a family room for relaxing or entertaining. The walk-out basement adds even more space with another large family room, a bedroom, and a full







bathroomâ€"ideal for guests or extended family. Backing onto peaceful wetlands, this home offers complete privacy with no neighbors behind. Additional features include a forced air natural gas furnace, a multi-zone HVAC system with Nest thermostats on each level, full central air conditioning, and so much more. This home truly has everything your family needs and more!

#### Built in 2024

### **Essential Information**

MLS® # A2214904 Price \$1,099,900

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 2,637 Acres 0.08 Year Built 2024

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 46 Savoy Landing Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S0E1

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 4

## Interior

Interior Features High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal

Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl

Windows

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, See Remarks, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 25th, 2025

Days on Market 54

Zoning R-G

# **Listing Details**

Listing Office Royal LePage Mission Real Estate

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