

\$799,900 - 90 Savoy Landing Se, Calgary

MLS® #A2264206

\$799,900

3 Bedroom, 3.00 Bathroom, 1,661 sqft

Single Family on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 90 Savoy Landing SE, a beautifully upgraded walkout home in the vibrant community of Rangeview. With no front neighbors and pleasant curb appeal overlooking a park and greenspace, this property offers both privacy and charm before you even step inside. Backing directly onto the wetlands and serene pathways, this home provides a rare combination of natural beauty and everyday convenience. Enjoy peaceful evenings from your full-width deck while taking in the tranquil backdrop of the reserve. Inside, the main floor boasts a bright open layout designed for modern living. The chef's kitchen is a true showpiece with full-height cabinetry, handmade Italian tile backsplash, a gas stove with air fryer function, and a full-width sink. The kitchen flows seamlessly into the dining and living areas, where soaring ceilings and a cozy gas fireplace with custom surround create a warm and inviting atmosphere. Upstairs, three bedrooms await, including a luxurious, generously sized, primary suite with wetland views and features a walk-in closet with custom built-ins and a spa-like ensuite. A central bonus room with an electric fireplace and feature wall makes the perfect secondary family space—ideal for movie nights or as a playroom. The upper level also impresses with LVP flooring throughout, a spacious laundry room with upgraded appliances, and an additional storage room for convenience. This home is filled with thoughtful upgrades: lengthened garage, stair



railings, A/C, gas line for BBQ, upgraded lighting, full-height powder room mirror, plumbing and door hardware, exterior lighting, and more”every detail has been elevated. Finally, the walkout basement offers endless potential to customize the space to your needs, whether it’s a home gym, bedrooms, additional family room or other options you explore. The location is unmatched, with easy access to both Deerfoot and Stoney Trail, placing you just 5 minutes away from the world’s largest YMCA, South Health Campus, and a plethora of dining, shopping, and service options. Rangeview is more than just a place to live; it’s a community designed to nourish and inspire authentic living. As Alberta’s only garden-to-table community, Rangeview offers a unique lifestyle with shared garden spaces, a greenhouse, and an urban village”ideal for fostering connections with your neighbors.

Upgrades list in Supplements (id:6289)

Built in 2023

Essential Information

Listing #	A2264206
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,661
Acres	0.08
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	90 Savoy Landing Se
Subdivision	Rangeview
City	Calgary

Province	Alberta
Postal Code	T3S0G6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Walk out

Exterior

Exterior	Composite Siding, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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