# \$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

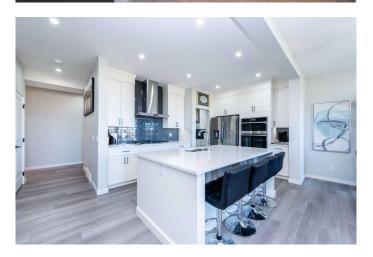
Rangeview, Calgary, Alberta

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, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows, Low Flow Plumbing

**Fixtures** 

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer,

Window Coverings, Gas Range

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

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

#### **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 52

Zoning R-G

# **Listing Details**

Listing Office Royal LePage Mission Real Estate

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