

\$1,124,900 - 46 Savoy Landing Se, Calgary

MLS® #A2214904

\$1,124,900

6 Bedroom, 4.00 Bathroom, 2,637 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

3D VIRTUAL TOUR| DREAM HOME BUILD BY BAYWEST CUSTOM BUILDERS| WALKOUT LOT| OVER 3600 SQFT LIVING SPACE| TOTAL 6 BEDROOMS| CENTRAL AIR CONDITIONER| SPICE KITCHEN| FINISHED BASEMENT| If you're searching for your dream home in one of the fastest-growing communities—Rangeview—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 line—perfect for family gatherings. Upstairs, you'll find luxurious master bedroom with 5-piece ensuite, 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 bathroom—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 | \$1,124,900 |
| 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), 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

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|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
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