

# \$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

DREAM HOME BUILD BY BAYWEST CUSTOM BUILDERS| WALKOUT LOT| OVER 3600 SQFT LIVING SPACE| TWO MASTER BEDROOM WITH ESUITE| 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 two luxurious master bedrooms with 5-piece ensuites, two additional spacious bedrooms, a full 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), Gas Range, Microwave, Refrigerator, Washer, Window Coverings                                         |
| 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 |
| Zoning      | R-G              |

## Listing Details

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

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