

# \$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| 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



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	50
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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