

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

MLS® #A2264206

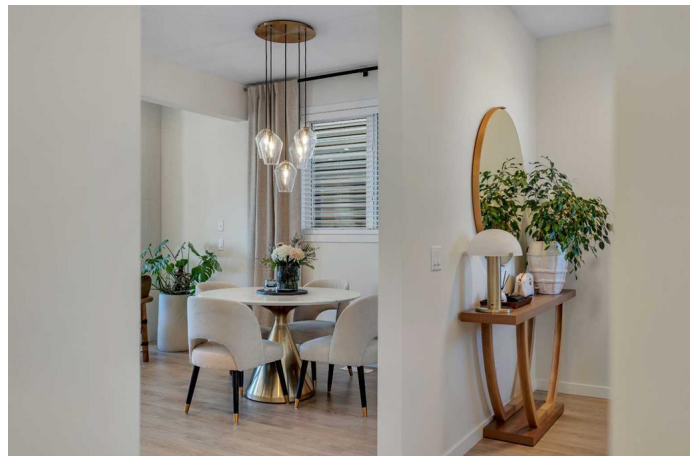
\$799,900

3 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential 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

Built in 2023

Essential Information

MLS® #	A2264206
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Savoy Landing Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G6

Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

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