

18 Savoy Landing SE
Calgary, Alberta

MLS # A2185499



\$879,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to 18 Savoy Landing SE, nestled in the vibrant new community of Rangeview in southeast Calgary. *Check out the video tour* This property is not your average new built. It comes with \$75,000 in professionally designed upgrades. This stunning walkout home is perfectly situated to back onto a serene greenspace complete with picturesque pathways, offering you an unparalleled connection to nature. Boasting 2,216 square feet of thoughtfully designed living space, and backing onto a park, this popular plan is perfect for families. The main floor's open layout invites warmth and togetherness, anchored by a kitchen that is sure to impress. With ceiling-height cabinets, a spacious butler's pantry, and an open flow into the dining and living areas—complete with high ceilings and a cozy gas fireplace—this space is both functional and inviting. Step outside onto the expansive deck, where you can take in the peaceful views of the natural reserve and wetlands, creating a serene backdrop for relaxing evenings. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite featuring a large walk-in closet and a spa-like ensuite with a soaker tub, double vanity, and separate shower. A central bonus room offers the perfect spot for movie nights or a play area for the kids, while the conveniently located laundry room adds to the home's family-friendly design. Additional features that elevate this home include a walkout basement, a main floor office that can double as a fifth bedroom, extra built-ins at the rear entry, gas stove upgrade, stylish wallpaper in several rooms, a feature wall at the main entry, full-height curtains, and on-trend interior design choices in colours and light fixtures. The basement development is multi-functional, with a fourth bedroom, 4 piece bath, wet bar, recreation room and a dedicated dog washing station for

added convenience, 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. Enjoy the charm of quaint streets and winding pathways that lead you through this amenity-rich neighborhood, where every day feels like a celebration of life.