



THE
A-TEAM

**RE/MAX
FIRST**

42 SAVOY Landing, Calgary T3M 2B6

MLS®#: **A2159066** Area: **Rangeview** Listing Date: **08/28/24** List Price: **\$929,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,767 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,343**
 Low Sqft:
 Ttl Sqft: **2,343**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Composite Siding,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|----------------------|-------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 8`1" x 3`4" | Dining Room | Main | 12`6" x 9`10" |
| Kitchen | Main | 14`8" x 11`0" | Living Room | Main | 12`7" x 15`4" |
| Mud Room | Main | 6`9" x 13`10" | Office | Main | 12`11" x 10`1" |
| 4pc Bathroom | Upper | 8`7" x 4`11" | 5pc Ensuite bath | Upper | 7`4" x 18`11" |
| Bedroom | Upper | 9`10" x 12`4" | Bedroom | Upper | 9`10" x 12`5" |
| Family Room | Upper | 17`3" x 16`0" | Laundry | Upper | 7`0" x 7`9" |
| Bedroom - Primary | Upper | 12`1" x 16`0" | Walk-In Closet | Upper | 8`3" x 6`8" |

Title:
Fee Simple
Legal Desc:

2211799

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 42 Savoy Landing SE, nestled in the vibrant new community of Rangeview in southeast Calgary. This stunning walkout home, the Dalia by Baywest Homes, is perfectly situated to back onto a serene greenspace complete with picturesque pathways, offering you an unparalleled connection to nature. Boasting 2,343 square feet of thoughtfully designed living space, 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 walk-in pantry, and an open flow into the dining and living areas—complete with vaulted ceilings and a cozy gas fireplace—this space is both functional and inviting. 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. 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.**

Inclusions:
Property Listed By: **N/A**
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











