



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 SAVOY Landing, Calgary T3S 0E1**

MLS®#: **A2161798**      Area: **Rangeview**      Listing Date: **09/06/24**      List Price: **\$899,888**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,864 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,216**  
 Low Sqft:  
 Ttl Sqft: **2,216**

DOM

**12**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.0 (3 2)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

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

Walk-In Closet  
4pc Bathroom  
Game Room

Upper  
Basement  
Basement

11`8" x 7`6"  
8`0" x 4`11"  
14`6" x 26`7"

1pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

3`0" x 4`0"  
13`2" x 10`9"  
9`0" x 15`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

2111039

Remarks

Pub Rmks:

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.

Inclusions:  
Property Listed By:

N/A  
RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













