



THE
A-TEAM

**RE/MAX
FIRST**

54 SAVOY Landing, Calgary T3S 0E1

MLS® #: **A2175755**

Area: **Rangeview**

Listing Date: **10/30/24**

List Price: **\$864,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,335**

Low Sqft:

Ttl Sqft: **2,335**

Lot Information

Lot Sz Ar: **3,928 sqft**

Lot Shape:

DOM

34

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 3`4"	Dining Room	Main	12`5" x 10`1"
Kitchen	Main	20`7" x 10`5"	Living Room	Main	12`6" x 15`6"
Office	Main	12`10" x 9`11"	4pc Bathroom	Main	8`6" x 4`10"
5pc Ensuite bath	Upper	7`4" x 18`11"	Bedroom	Upper	9`10" x 12`4"
Bedroom	Upper	9`9" x 12`4"	Family Room	Upper	17`3" x 16`1"
Laundry	Upper	7`4" x 7`9"	Bedroom - Primary	Upper	12`1" x 15`11"
Walk-In Closet	Upper	8`4" x 6`8"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2211799

R-G

Remarks

Pub Rmks:

Welcome to 54 Savoy Landing SE, where elegance meets functionality in this expertly crafted Rosemary model by the award-winning Baywest Homes. Nestled in Calgary's innovative new community of Rangeview, this residence offers a blend of modern luxury and family-friendly design. With three spacious bedrooms, 2.5 bathrooms, and a versatile bonus room, this home is perfect for today's growing family. Inside, the meticulous design shines, featuring professionally curated interior finishes. The chef's kitchen boasts ample cabinetry, sleek white marble quartz countertops, an expansive pantry, and a premium stainless steel appliance package. The open-concept main floor offers a cozy great room with oversized windows that frame picturesque views of the pond and greenspace, seamlessly flowing into the dining room for an inviting, airy feel. A private main-floor office makes working from home easy, while the thoughtfully designed mudroom connects to a walk-through pantry, simplifying everyday routines. Upstairs, a large bonus room awaits, alongside three well-sized bedrooms and a convenient laundry room. The primary suite is a true retreat, offering a luxurious ensuite with dual sinks, a spacious vanity, and a large walk-in closet. Two additional bedrooms share a well-appointed full bathroom. The undeveloped walkout basement provides excellent potential for customization, offering ample space for an additional bedroom, bathroom, rec room, and abundant storage—optional lower-level development packages are available for added flexibility. This home also features an attached double garage, with an oversized option available for added storage or workspace. Rangeview is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Future plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services. *Ask about other available lots and plans for new construction. **Interior photos are another home and provided for illustration of the floor plan only.

Inclusions:

N/A

Property Listed By:

RE/MAX First

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



BAYWEST HOMES

Rosemary

2,145 SQ. FT. | TWO-STORY FRONT GARAGE
3 BEDROOMS • 3 BATHROOMS

MOVE IN DECEMBER 2024
54 Savoy Landing SE

Main Floor 1,609 SQ. FT.

Upper Floor 534 SQ. FT.



BAYWEST HOMES

SIGNATURE FEATURES

- Light-filled open-concept great rooms and chef's kitchen
- Spacious dining room, ideal for entertaining
- Convenient main floor office
- Master's retreat to relax through privacy and luxury
- Expansive primary bedroom or great bedroom suite and full walk-in closet
- Upper floor bonus room and laundry
- Attached double-car garage
- Available optional smart home development to add a bedroom, two rooms and more

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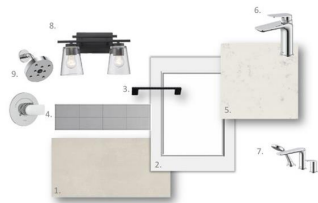


1. Laminate Flooring 2. Kitchen Cabinetry 3. Cabinet Hardware
4. Tile Backsplash 5. Quartz Countertop 6. Kitchen Sink 7. Faucet 8. Peninsula Pendant

Rosemary Essence Spec
54 Savoy Landing



Kitchen
July 2024



1. Floor Tile 2. Vanity Cabinet 3. Vanity Hardware 4. Vanity Backsplash 5. Quartz
Countertop 6. Faucet 7. Tub Faucet 8. Vanity Light 9. Shower

Rosemary Essence Spec
54 Savoy Landing

Ensuite
July 2024

