



THE
A-TEAM

**RE/MAX
FIRST**

150 SAVOY Landing, Calgary T3S0H4

MLS®#: **A2184138**

Area: **Rangeview**

Listing Date: **12/19/24**

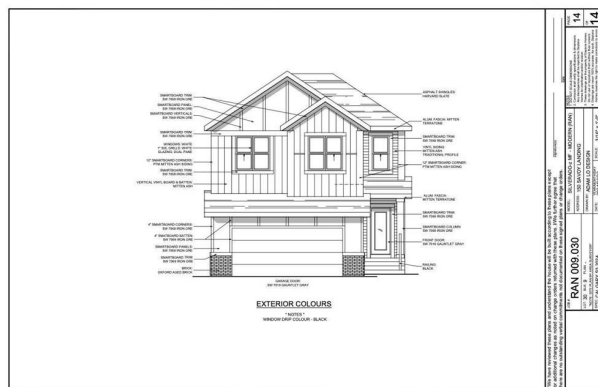
List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,810 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,317**
Low Sqft:
Ttl Sqft: **2,317**

DOM

2
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,City Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`4" x 12`2"	5pc Ensuite bath	Second	8`6" x 13`2"
Walk-In Closet	Second	6`10" x 13`2"	Bonus Room	Second	10`8" x 14`4"
4pc Bathroom	Second	5`6" x 11`6"	Laundry	Second	5`8" x 11`6"
Bedroom	Second	11`4" x 10`0"	Bedroom	Second	11`10" x 10`0"
Bedroom	Second	10`4" x 10`8"	Foyer	Main	9`2" x 8`9"
Mud Room	Main	9`8" x 6`9"	2pc Bathroom	Main	3`8" x 7`4"
Great Room	Main	15`2" x 15`0"	Office	Main	6`10" x 6`0"
Dining Room	Main	12`3" x 12`0"	Kitchen	Main	14`10" x 12`0"

Title: **Fee Simple**
 Legal Desc: **2310464**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 150 Savoy Landing, a stunning new construction by Daytona Homes, located in the vibrant and family-friendly community of Rangeview in Southeast Calgary. This impressive 4-bedroom home seamlessly blends modern design with functionality, making it the perfect haven for families and professionals alike. Step through the inviting front door into a spacious foyer that sets the tone for the elegance and warmth of this home. Natural light pours into every corner, highlighting the thoughtful layout and meticulous attention to detail. The main floor is designed for effortless living, starting with a private office—ideal for working from home or as a quiet study space. The heart of the home is the gourmet kitchen, featuring premium stainless steel appliances, sleek cabinetry, and an oversized island with a double sink—perfect for meal preparation and casual gatherings. A walk-through pantry provides ample storage and direct access to the mudroom, ensuring a seamless flow between the kitchen, garage, and outdoor spaces. Adjacent to the kitchen is a generous dining area that invites lively family dinners and entertaining guests. The great room, complete with a cozy fireplace, serves as the ultimate relaxation spot, offering views of the backyard through large windows. The walk-out basement opens up endless possibilities, whether you're envisioning a future entertainment hub, a private gym, or an additional living area. Upstairs, discover a thoughtfully designed layout that caters to both comfort and privacy. Two spacious bedrooms share a well-appointed 4-piece bathroom, while the large bonus room serves as the central hub for family movie nights or casual lounging. The primary bedroom is a true retreat, complete with a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a walk-in shower. The expansive walk-in closet offers ample space for your wardrobe and accessories. Rangeview's unique Garden-to-Table community concept enhances the lifestyle at 150 Savoy Landing. Residents enjoy access to parks, pathways, playgrounds, orchards, and a central greenhouse that fosters a sense of community and sustainability. Conveniently located near the amenities of Seton, including shopping, restaurants, and entertainment. Built by Daytona Homes, renowned for their exceptional craftsmanship and customer service, 150 Savoy Landing represents the pinnacle of contemporary living. Don't miss the opportunity to call this extraordinary property your home. Contact us today to schedule your private viewing and experience the unmatched lifestyle that awaits!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

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

