



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 SAVOY Landing, Calgary T3M2M6**

MLS®#: **A2186898**      Area: **Rangeview**      Listing Date: **01/10/25**      List Price: **\$625,000**  
 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: **2,497 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,528**  
 Low Sqft:  
 Ttl Sqft: **1,528**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`11" x 9`11"
Office	Main	6`0" x 4`8"
Foyer	Main	11`2" x 4`7"
Bonus Room	Upper	11`11" x 11`6"
Bedroom	Upper	9`11" x 8`3"
Walk-In Closet	Upper	5`9" x 4`11"
4pc Bathroom	Upper	7`11" x 4`11"

Room	Level	Dimensions
Living Room	Main	15`10" x 11`11"
Kitchen	Main	14`6" x 11`1"
2pc Bathroom	Main	4`11" x 4`8"
Bedroom - Primary	Upper	12`11" x 11`6"
Bedroom	Upper	9`10" x 8`3"
3pc Ensuite bath	Upper	7`9" x 4`11"
Laundry	Upper	4`1" x 3`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2312256**

Remarks

Pub Rmks: **Welcome to your dream home in Rangeview, Calgary's sought-after GARDEN-TO-TABLE community! Ideally situated near the South Calgary Health Campus, North America's largest YMCA, and a variety of shopping and dining options. This stunning detached house offers the perfect blend of style, space, and functionality. Step onto the charming front porch, where you can enjoy your morning coffee or unwind after a long day. As you enter the main floor, you'll be welcomed by a large, bright living area that's perfect for relaxing or entertaining. The cozy office space is ideal for working from home or tackling your latest project. The adjacent dining area flows seamlessly into the modern kitchen, which features sleek stainless steel appliances and ample counter space for all your culinary creations. Upstairs, you'll find a spacious bonus area—perfect for a family room, play area, or additional office space. The upper level also houses three generously sized bedrooms, including a luxurious primary suite with its own ensuite bathroom. Two additional bedrooms share a well-appointed full bathroom, and a conveniently located laundry room completes the upper floor. The basement, with its own side entrance, offers endless potential. This home is designed to accommodate your lifestyle while offering the possibility of future growth. Discover the perfect balance of comfort, convenience, and potential in this beautiful Rangeview property!**

Inclusions: **N/A**  
Property Listed By: **Save Max Real Estate Inc.**

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







