

239 SAVOY Landing, Calgary T3S 0L1

MLS®#: **A2194643** Area: **Rangeview** Listing Date: **02/15/25** List Price: **\$610,000**
 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: **2,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,490**
 Low Sqft:
 Ttl Sqft: **1,490**

DOM

7
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,Private**
 Park Feat: **Alley Access,Carport,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`3"
Kitchen	Main	14`11" x 12`8"
Mud Room	Main	5`11" x 3`11"
Bedroom	Second	9`4" x 11`4"
Bedroom - Primary	Second	12`11" x 13`4"
3pc Bathroom	Second	9`3" x 4`11"

Room	Level	Dimensions
Foyer	Main	5`6" x 4`5"
Living Room	Main	12`11" x 12`7"
Bedroom	Second	9`3" x 11`4"
Laundry	Second	4`11" x 3`8"
2pc Bathroom	Main	5`2" x 5`3"
4pc Ensuite bath	Second	5`8" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2312256

Remarks

Pub Rmks:

Exquisite & beautiful you will be impressed with this new built home currently in the up-end-coming community of Rangeview. with A SIDE-ENTRANCE . A lovely new first-of-its-kind garden to table neighborhood with future community gardens, parks, playgrounds, schools, welcomes you in to a thoughtfully planned living space featuring design single-family lane home is a perfect blend of modern luxury and practical functionality, catering to both first-time homebuyers and savvy investors. Featuring SIDE ENTRANCE, 3 Bedrooms, 2.5 Bathrooms, total of 1,500 square feet of living space above ground. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning kitchen with a beautiful centre island with a Flush Eating Bar and stainless-steel appliances, including refrigerator with smooth top electric range, with microwave oven hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with lots of sun lights. 2 pcs bathroom completes the main floor . The upper level has full 4 pcs bath, convenient 2nd-floor laundry, and two good size bedrooms, with the 3rd Primary bedroom including a walk-in closet and 3pc ensuite with shower. The lower level offers a 3-pc rough-in for future development and awaits your great design ideas. To completes this home. This property is minutes from south campus hospital, YMCA. shopping center, childcare, playgrounds, parks, movie theatre, and restaurants!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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











