

90 Savoy Landing SE
Calgary, Alberta

MLS # A2264206

\$799,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 90 Savoy Landing SE, a beautifully upgraded walkout home in the vibrant community of Rangeview. With no front neighbors and pleasant curb appeal overlooking a park and greenspace, this property offers both privacy and charm before you even step inside. Backing directly onto the wetlands and serene pathways, this home provides a rare combination of natural beauty and everyday convenience. Enjoy peaceful evenings from your full-width deck while taking in the tranquil backdrop of the reserve. Inside, the main floor boasts a bright open layout designed for modern living. The chef's kitchen is a true showpiece with full-height cabinetry, handmade Italian tile backsplash, a gas stove with air fryer function, and a full-width sink. The kitchen flows seamlessly into the dining and living areas, where soaring ceilings and a cozy gas fireplace with custom surround create a warm and inviting atmosphere. Upstairs, three bedrooms await, including a luxurious, generously sized, primary suite with wetland views and features a walk-in closet with custom built-ins and a spa-like ensuite. A central bonus room with an electric fireplace and feature wall makes the perfect secondary family space—ideal for movie nights or as a playroom. The upper level also impresses with LVP flooring throughout, a spacious laundry room with upgraded appliances, and an additional storage room for convenience. This home is filled with thoughtful upgrades: lengthened garage, stair railings, A/C, gas line for BBQ, upgraded lighting, full-height powder room mirror, plumbing and door hardware, exterior lighting, and more—every detail has been elevated. Finally, the walkout basement offers endless potential to customize the space to your needs, whether it's a home gym, bedrooms, additional family room or other options you explore. 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. *Upgrades list in Supplements*