



# 18 Savoy Landing Calgary Alberta

\$879,000

Welcome to 18 Savoy Landing SE, nestled in the vibrant new community of Rangeview in southeast Calgary.

\*Check out the video tour\* This property is not your average new built. It comes with \$75,000 in professionally designed upgrades. This stunning walkout home is perfectly situated to back onto a serene greenspace complete with picturesque pathways, offering you an unparalleled connection to nature. Boasting 2,216 square feet of thoughtfully designed living space, and backing onto a park, this popular plan is perfect for families. The main floor's open layout invites warmth and togetherness, anchored by a kitchen that is sure to impress. With ceiling-height cabinets, a spacious butler's pantry, and an open flow into the dining and living areas—complete with high ceilings and a cozy gas fireplace—this space is both functional and inviting. Step outside onto the expansive deck, where you can take in the peaceful views of the natural reserve and wetlands, creating a serene backdrop for relaxing evenings. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite featuring a large walk-in closet and a spa-like ensuite with a soaker tub, double vanity, and separate shower. A central bonus room offers the perfect spot for movie nights or a play area for the kids, while the conveniently located laundry room adds to the home's family-friendly design. Additional features that elevate this home include a walkout basement, a main floor office that can double as a fifth bedroom, extra built-ins at the rear entry, gas stove upgrade, stylish wallpaper in several rooms, a feature wall at the main entry, full-height curtains, and on-trend interior design choices in colours and light fixtures. The basement development is multi-functional, with a fourth bedroom, 4 piece bath, wet bar, recreation room and a dedicated dog washing station for added convenie...

1pc Bathroom 3.00 Ft x 4.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 13.17 Ft x 10.75 Ft

Recreational, Games room 14.50 Ft x 26.58 Ft

Furnace 9.00 Ft x 15.83 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Other 8.83 Ft x 6.83 Ft

Office 9.33 Ft x 8.08 Ft

4pc Bathroom 7.75 Ft x 8.08 Ft

5pc Bathroom 10.08 Ft x 13.08 Ft

Bedroom 9.83 Ft x 11.00 Ft

Bedroom 9.83 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 11.33 Ft x 13.50 Ft

Foyer 9.92 Ft x 7.58 Ft

Kitchen 15.50 Ft x 13.33 Ft

Living room 13.75 Ft x 13.50 Ft

Family room 13.08 Ft x 12.00 Ft

Laundry room 7.25 Ft x 5.67 Ft

Primary Bedroom 14.58 Ft x 13.17 Ft