



# 239 Savoy Landing Calgary Alberta

\$610,000

Brand New 2-Storey Home | Separate Entrance | Legal Basement Suite | 4 Bed | 3.5 Bath | Near YMCA & South Health Campus | Close to Seton, Mahogany & Auburn Bay | Shopping, Restaurants, Parks & Childcare Nearby.

Exquisite and beautifully crafted, this newly built two-storey home is located in the vibrant community of Rangeview. Offering 4 bedrooms and 3.5 bathrooms, the home includes a fully developed LEGAL basement suite with its own private entrance, making it ideal for multi-generational living or a smart investment opportunity. Rangeview is Calgary's first garden-to-table community, designed with future community gardens, parks, playgrounds, and schools, creating a welcoming and thoughtfully planned neighborhood. This modern single-family lane home seamlessly blends luxury and functionality and offers over 2,000 sq. ft. of living space.

The open-concept main floor is filled with natural light and features an elevated kitchen with a large center island and flush eating bar, stainless steel appliances, smooth-top electric range, built-in microwave hood fan, and refrigerator. The kitchen flows effortlessly into the spacious dining area and overlooks a bright great room--perfect for entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two well-sized bedrooms, a 4-piece main bathroom, second-floor laundry, and a generous primary suite complete with a walk-in closet and 3-piece ensuite with walk-in shower. The fully developed legal basement suite offers excellent income potential and includes a separate entrance, its own kitchen with fridge, stove, dishwasher, and in-suite washer and dryer, providing private, self-contained living space. Ideally located just minutes from South Health Campus Hospital, the YMCA, Seton, Mahogany, Auburn Bay, and surrounded by shopping centres, restaurants, parks, and childcare facilities--everything y...

3pc Bathroom 1.50 M x 2.92 M  
 Bedroom 3.00 M x 3.05 M  
 Living room 3.35 M x 1.96 M  
 Other 3.71 M x 4.72 M  
 Storage .97 M x 1.35 M  
 Laundry room 1.62 M x .99 M

Living room 12.92 M x 12.58 M  
 Other 5.92 M x 3.92 M  
 2pc Bathroom 5.17 M x 5.25 M  
 Bedroom 9.25 M x 11.33 M  
 Bedroom 9.33 M x 11.33 M  
 Laundry room 4.92 M x 3.67 M

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<https://www.zullymerali.ca/>

### RE/MAX Realty Professionals

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Dining room 12.83 M x 10.25 M

Foyer 5.50 M x 4.42 M

Kitchen 14.92 M x 12.67 M

Primary Bedroom 12.92 M x 13.33 M

3pc Bathroom 9.25 M x 4.92 M

4pc Bathroom 5.67 M x 8.08 M