

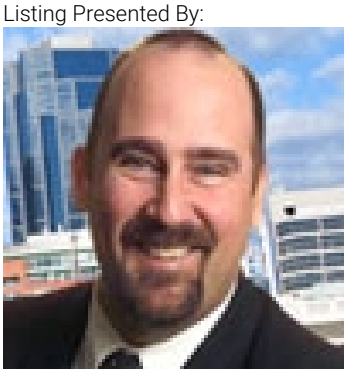
70 Savoy Landing Calgary Alberta

$849,000

This stunning Baywest Sage 26 offers over 3,343 sq. ft. of developed living space and is perfectly positioned on one of the premier lots in Rangeview. Backing directly onto the wetlands with an abundance of birds, wildlife, and pathways, and fronting onto a park, you'll never have to worry about homes directly in front or behind you. From the moment you step inside, the home impresses with its bright, airy feel, enhanced by thoughtfully selected finishes and a dramatic wall of windows. Off the foyer, past the private main floor office, you are welcomed into the expansive chef-inspired kitchen designed for entertaining. Features include quartz countertops, black appliances, full-height cabinetry, a large central island, built-in waste and recycling, and a convenient Butler's pantry with walkthrough access to the mudroom and double attached garage. The dining area opens onto an oversized full-width deck with glass railings and Duradeck, creating the perfect setting to enjoy the peaceful wetland views. The living room is anchored by a gorgeous floor-to-ceiling tiled fireplace with illuminated display shelving, making it an inviting space for cozy evenings. A powder room completes the main level. Upstairs, you are greeted by a spacious bonus/family room with a tucked-away second office space, ideal for working from home or homework stations. The generous primary retreat easily accommodates a king-sized bedroom suite and features a large walk-in closet with upgraded bump-out. The luxurious 5-piece ensuite includes dual sinks, a freestanding soaker tub, separate shower, and private water closet. Two additional bedrooms and a 4-piece bathroom complete the upper floor. The fully developed walkout basement is designed for relaxation and entertaining, offering a spacious recreation room with wet bar and beverage fridge, gym area, fourth bedroom, 3-piece bathroom, and patio d...

Bedroom 13.25 Ft x 10.67 Ft
Bedroom 11.17 Ft x 10.67 Ft
Family room 18.83 Ft x 12.17 Ft
Primary Bedroom 18.83 Ft x 20.00 Ft
4pc Bathroom 8.17 Ft x 5.08 Ft
5pc Bathroom 14.33 Ft x 8.83 Ft
Bedroom 13.50 Ft x 12.75 Ft
3pc Bathroom 8.75 Ft x 4.92 Ft
Furnace 11.33 Ft x 13.83 Ft
Kitchen 20.58 Ft x 13.17 Ft
Living room 24.83 Ft x 13.25 Ft
Office 6.67 Ft x 8.08 Ft

Listing Presented By:



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Laundry room 5.50 Ft x 6.00 Ft

Office 5.75 Ft x 6.92 Ft

Other 5.50 Ft x 12.75 Ft

Other 7.50 Ft x 5.75 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft