

70 Savoy Landing SE
Calgary, Alberta

MLS # A2351876

\$879,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Environmental Res		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: NA

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 doors leading to the professionally landscaped backyard and interlocking stone patio. Notable upgrades include Gemstone exterior lighting, extended two car garage, power blinds, 8 ft doors on main, garburator, upgraded stair railings, speakers throughout, 3-zone climate control, central air conditioning, underground sprinklers, BBQ gas line, oversized patio, and professional landscaping. Rangeview is Calgary's first Garden-to-Table community, thoughtfully designed around community gardens, greenhouses, parks, and pathways while remaining close to shopping, restaurants, healthcare, and major transportation routes. Simply move in and enjoy the lifestyle.