

**42 Savoy Landing SE  
Calgary, Alberta**

**MLS # A2159066**



**\$929,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,343 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 42 Savoy Landing SE, nestled in the vibrant new community of Rangeview in southeast Calgary. This stunning walkout home, the Dalia by Baywest Homes, is perfectly situated to back onto a serene greenspace complete with picturesque pathways, offering you an unparalleled connection to nature. Boasting 2,343 square feet of thoughtfully designed living space, 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 walk-in pantry, and an open flow into the dining and living areas—complete with vaulted ceilings and a cozy gas fireplace—this space is both functional and inviting. 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. 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. Enjoy the charm of quaint streets and winding pathways that lead you through this amenity-rich neighborhood, where every day feels like a celebration of life.