



GRASSROOTS
REALTY GROUP

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**58 Lavender Road SE
Calgary, Alberta**

MLS # A2213506



\$699,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

FORMER SHOWHOME Welcome to this gorgeous former showhome built by "Homes by Avi in SE Rangeview. This home comes with high ceilings, a detached double garage, central air conditioning, and an upgraded kitchen that boasts quartz countertops, SS appliances, a kitchen island, a built-in microwave, and a contemporary chimney hood fan. A wooden deck with a view of the lovely backyard is accessible from the kitchen through a door. Designed thoughtfully, it has 3 beds with 2.5 baths and a finished basement with separate side entrance. Main floor has spacious living & dining area, a den and a 2 pc bathroom. Upstairs, The spacious master bedroom features an opulent walk-in closet, and 3 pc ensuite. There are 2 additional bedrooms, a 4 pc bathroom and laundry room. This property comes with an upper bonus room that is perfect for a family movie night. Basement has a full bedroom and a 4 pc bathroom with a spacious rec room. It is closely accessible to Mahogany Beach, South Hospital, local schools, and a couple of min's drive to the Mahogany Village Market. Call today to view it!!