



GRASSROOTS
REALTY GROUP

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94 Finch Gardens SE
Calgary, Alberta

MLS # A2217217



\$765,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions:	n/a
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Welcome to this brand new, spacious home in the desirable Rangeview SE community! Boasting over 2,000 sq. ft. of living space, this stunning property features 3 bedrooms, 2.5 bathrooms, and an upper floor bonus room that provides ample space for relaxation or entertainment. The upper floor also includes a versatile den with a window, perfect for a home office or study area. The main level is designed for modern living with luxurious LVP flooring throughout. The open-concept living room is generously sized, while the dining area flows seamlessly into the backyard through a patio door, offering easy access to outdoor living. The kitchen is a chef's dream, complete with sleek quartz countertops, top-to-ceiling cabinetry, stainless steel appliances, and a chimney-style hood fan. Additional highlights include a rough-in for an electric car charger in the garage, a good-sized mudroom for convenience, and 9-foot ceilings on both the main and basement levels. The unfinished basement with a side entrance presents endless potential for customization and future growth. Located just minutes from the hospital, shopping, schools, YMCA, and a public library, this home offers an ideal blend of comfort and convenience. Don't miss out on the opportunity to make this your new home!