



**7075 Rangeview Avenue SE
Calgary, Alberta**

MLS # A2222351



\$544,900

Division:	Rangeview	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,487 sq.ft.	Age: 2024 (2 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Gravel Driveway, Parking Pad	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In		
Inclusions:	10 Solar panels		

Jayman BUILT | Located in Southeast Calgary, Heartwood blends modern living with natural beauty and thoughtful planning. Get ready to be a part of a vibrant, growing community built for today and tomorrow. There will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. From peaceful wetlands to open green spaces, Heartwood offers residents the chance to connect with nature right outside their door. Just imagine yourself living in Jayman BUILT'S brand new floorplan aptly named the WILLOW. Featuring a professionally designed light colour palette, you are invited in to explore over 1400+sqft of nature inspired design. Stepping into the home you are given a wonderful visual from front to back with an expansive site line to maximize every inch. Okanagan Sunset Ranch Luxury Vinyl Plank flooring graces the main floor offering a seamless transition from space to space. The Urban Timber elevation complements the interior selections as you tour the designated dining room into the central kitchen with island eating bar. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric range, Panasonic microwave with trim kit and Broan power pack built-in cabinet hood fan. Stunning quartz counter tops, Blanco silgranite undermount sink, soft close hinges with 48" uppers and 2 1/2 inch submoulding reflect nicely with the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level with a fantastic flex / office space located near the back of the home that opens up to your 10x10 deck. Explore the upper level that features three sizeable bedrooms with the Primary including a generous private 3pc en suite with sliding glass door shower and a spacious walk-in closet. You will also discover a convenient 2nd floor laundry and full

bath for family and guests on this level. The lower level boasts a raised 9ft basement ceiling height and 3-pc rough-in for plumbing while the exterior of this home features durable Front Hardie Board exterior and BTRboard Exterior Wall System. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions!