



**GRASSROOTS**  
REALTY GROUP

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**1961 Rangeview Drive SE  
Calgary, Alberta**

**MLS # A2228776**



**\$554,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	None
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Welcome home to this incredible 3-bedroom, 2.5 bathroom half duplex in the sought-after community of Rangeview &ndash; where urban agriculture and community grow hand in hand! The main level is bright and open with durable vinyl plank flooring, 9-foot ceiling, and a functional open concept your family would love. The kitchen includes Samsung stainless steel appliances, beautiful white quartz countertops, and an oversized island with seating. The 2-piece powder room is steps down from the main level. Upstairs you will find the generous primary bedroom complete with a 4-piece ensuite bath, 2 additional bedrooms, a central 4-piece bathroom, and convenient upper-level laundry. The lower level is ready for future development and awaits your great design ideas. The well sized designated mud room with extra storage leads outside to enjoy the fully landscaped sunny backyard with views of the rolling hills and mountains. The fully finished double detached garage completes this amazing property. Located in a quiet neighbourhood with a park just steps away and a community greenhouse and firepit area nearby. With easy access to Stoney Trail , Deerfoot Trail and Seton /Mahogany amenities, this home has everything you’ve been looking for! Book your private showing today!