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## 1961 Rangeview Drive SE Calgary, Alberta

MLS # A2228776



\$529,900

Division:	Rangeview				
Туре:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,435 sq.ft.	Age:	2022 (3 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Detached				
Lot Size:	0.06 Acre				
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Paved				

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

Open Floorplan

Inclusions: None

Features:

Welcome home to this incredible 3-bedroom, 2.5 bathroom half duplex in the sought-after community of Rangeview – 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 guartz 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!