



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1882 Rangeview Drive SE**  
**Calgary, Alberta**

**MLS # A2229227**



**\$659,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Private		

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

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stunning home By Jayman built Edward 18 model, ideally located directly across from a picturesque park in one of Calgary's pioneering garden-to-table in Rangeview communities. This nearly new, impeccably maintained home combines sophisticated design with everyday practicality, offering exceptional curb appeal and luxurious functionality throughout. Step inside to discover a thoughtfully designed four-level split floor plan that maximizes space, light, and livability. At the heart of the home, the gourmet kitchen impresses with a waterfall-edge quartz island, flush eating bar, and high-end KitchenAid stainless steel appliances—including a French-door fridge with water & ice, gas cooktop, slide-in oven, built-in microwave, and a stylish chimney hood fan. The adjacent dining area is bright and spacious. Overlooking the lower-level great room, the open-concept layout features soaring ceilings, expansive side windows, and a sleek glass railing, creating a light-filled and airy atmosphere. A rare and desirable feature, this home offers two private primary suites, each on its own upper level, complete with full ensuites ideal for multigenerational living or ultimate privacy. The top-level open-to-below design adds architectural interest and a modern lofted feel. Additional highlights include Double detached garage with Lift Master IQ smart opener & built-in camera Luxury vinyl plank flooring, LED recessed lighting throughout main living areas. Rear BBQ deck with gas line for outdoor entertaining. Raised basement ceilings with large windows & rough-in plumbing for future development. Fireplace in flex room, and integrated motorized blinds. Energy-Efficient & Smart Living: 6 solar panels (Core Performance Package), Built Green Canada Certified with Ener Guide Rating. High-efficiency furnace with MERV 13

filter & HRV system. Navien tankless hot water system. Triple-pane windows for energy savings and comfort. Smart home tech: locks, lights, garage, floodlights. White quartz countertops in kitchen and all bathrooms. Premium Upgrades: Hunter Douglas automatic silhouette solar shades. Vaulted ceilings and skylights. Black hardware accents throughout. Samsung oversized stacked washer & dryer. Pre-wired for future data needs. Located in a vibrant and evolving neighborhood, this home is part of a forward-thinking community with plans for community gardens, playgrounds, walking paths, and more. Close to South Campus hospital, YWCA. shopping, major bank, grocery and major roads.