



GRASSROOTS
REALTY GROUP

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169 Lavender Manor SE
Calgary, Alberta

MLS # A2229800



\$689,900

Division:	Rangeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,481 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data		
Inclusions:	fridge in basement, metal shelving unit in big kitchen pantry		

This fully finished 3 bedroom, 3.5 bath home isn't just a house—it's a lifestyle. With soaring ceilings, triple pane windows, two living rooms, SMART connections, solar panels, hot water on demand, side entrance and quick access to Stoney and Deerfoot, it feels like home the moment you walk through the door. The main floor welcomes you with an airy living room that's grounded with warm finishes, a DOG DEN and a flex space/book nook! From here, step up to a large dining room/kitchen area, perfect for social suppers and family meals. Out the back door, you'll find a bird's eye BBQ deck and a 21' x 20' HEATED DOUBLE GARAGE, a major bonus in Calgary winters! The backyard is low-maintenance with a private, lower lounge area meaning less work—more relax, OR MORE tinkering in your year-round personal workshop! Two raised garden beds are perfect for growing summer greens and herbs, and the elevated porch means tons more space to flex your green thumb. The upper level holds the super functional laundry room with ample linen storage, and TWO OVERSIZED master bedroom havens, each on their own floor with their own private, full baths! Literally THE MOST AMAZING layout for growing families, mature roommates or live-in family members. Downstairs you'll find the THIRD BEDROOM, a full bath with backlit mirror, second living room with 12 FOOT CEILINGS, electric fireplace, computer nook, baseboard heaters for extra comfort and a clever galley-style kitchenette. THE PERFECT set up for teen kids/in-laws/visiting friends, or a steady stream of Airbnb guests. The utility room is also wired with 220V, and vented, for an additional washer and dryer in the future. Basement development completed with permits & has been inspected by the city. Whether you're upsizing, downsizing with

intention, or making your first real estate investment, this home in Rangeview by Section 23 offers that rare combination of comfort, convenience, and individuality. Recently earning the 2024 BILD Calgary Region “COMMUNITY OF THE YEAR“ award, community greenhouses, honey bees, fruit trees, long walking trail, flower gardens and huge ponds make Rangeview the natural choice. With no neighbors directly in front of, or behind you (alley courtyard), you don't feel like another brick in the wall! Your next chapter starts here—and it’s looking pretty bright (solar-powered, even).