



GRASSROOTS
REALTY GROUP

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7403 202 Avenue SE
Calgary, Alberta

MLS # A2234295



\$529,900

Division:	Rangeview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters		

Inclusions: None

END UNIT! Introducing a stunning new TRUMAN-built 3-bedroom, 2.5-bathroom no condo fee END UNIT townhouse nestled in the vibrant new Southeast community of Rangeview—where modern elegance meets functional living! This beautifully designed home offers an open-concept main floor that features a bright chef's kitchen with full-height cabinetry, soft-close doors and drawers, quartz countertops, an eating bar, stainless steel appliances including a double-door fridge and gas range, and a spacious pantry. A central kitchen flows seamlessly into the dining area and great room, perfect for everyday living and entertaining. The light-themed kitchen is further enhanced by a stylish island with pendant lighting. A cozy dining room at the back, a welcoming foyer, high ceilings, luxury vinyl plank flooring, a 2-piece bath, mudroom, and a separate side entrance complete the main floor's thoughtful layout. Upstairs, discover a serene primary suite with a tray ceiling, walk-in closet, and a luxurious 4-piece ensuite featuring a double vanity and a standing shower. Two generously sized additional bedrooms, a full bathroom, and a dedicated laundry closet with washer and dryer provide ample space for families and guests alike. The unfinished basement presents endless potential for customization—recreation space, or extra storage. Enjoy the added convenience of a double garage (note garage measurements - will fit 2 small cars), ensuring private parking and security. Situated just steps from Rangeview's playgrounds and greenspaces, and within minutes of the South Health Campus, the massive Seton YMCA, schools, churches, and shopping in Seton and Mahogany. With quick access to both Stoney Trail and Deerfoot Trail, commuting is effortless. Live better in this TRUMAN-built home—crafted

for modern comfort, connection, and convenience in one of Calgary’s most desirable new communities. Don’t miss your chance to make Rangeview your new address—schedule a viewing today!