



GRASSROOTS
REALTY GROUP

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33 Lavender Road SE
Calgary, Alberta

MLS # A2240718



\$665,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE: SATURDAY, JULY 19 | 11:00 AM – 1:00 PM 4 BEDROOMS | FINISHED LEGAL BASEMENT | RANGEVIEW DETACHED HOME Welcome to this well-maintained 4-bedroom, 3.5-bath detached home in the growing southeast community of Rangeview. Built in 2022, this home offers over 2000 sqft of developed living space and a thoughtful layout that blends comfort and functionality. The main floor features a bright and open layout with a spacious living room, dining area, and a modern kitchen complete with quartz countertops, stainless steel appliances, and a central island. Upstairs, you’ll find a comfortable primary suite with a walk-in closet and 4-piece ensuite, along with two additional bedrooms, a full bath, and convenient upper-level laundry. The fully finished basement adds even more living space, including a fourth bedroom, a full bathroom, and a versatile recreation area—perfect for guests, a home office, or a playroom. Outside, enjoy your private backyard with a rear deck and detached double garage. The west-facing front brings in plenty of natural light and great evening sun. As part of the HOA, residents enjoy access to a private community greenhouse, offering fresh produce and a sustainable lifestyle right at your doorstep. Located close to parks, schools, and Seton’s expanding amenities, this is a great opportunity to own a move-in ready home in one of Calgary’s newest garden-inspired communities.