7554 202 Avenue SE
Calgary, Alberta

MLS # A2241359

$670,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Lower Unit: Electric Stive, Refrigerator, Microwave Hood Fan, Dishwasher, Dryer, Washer, Blinds

Professionally Managed Modern Detached Property with Legal Suite – Perfect for Investors! The upper unit is fully self contained and features 3 bedrooms, 2.5 bathrooms, a full laundry room, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinetry, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts a laundry room, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite. Two more bedrooms, a full bathroom, and a large bonus room complete the upper level. Downstairs, the spacious 755 sq ft one-bedroom legal basement suite features 9-foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. Additional upgrades include blinds throughout and a double detached garage! This home is newly built and located in the thriving new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development! Lower unit recently rented, upper unit vacant for ease of showings. PROFORMA avaliable upon request!