



GRASSROOTS
REALTY GROUP

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1870 Rangeview Drive SE
Calgary, Alberta

MLS # A2243469



\$679,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Electric Stove x2, Dishwasher, Washer/Dryer x2, Range hood fan, Refrigerator x2

Welcome to 1870 Rangeview Drive SE – A Beautifully Designed Home with Legal Suite & Prime Location! This exceptional property offers over 2,119 sqft of total living space in the heart of the award-winning, garden-to-table community of Rangeview. Featuring 4 spacious bedrooms and 3.5 bathrooms, total this home also includes a fully legal basement suite with 1 bedroom plus a den (which can easily serve as a second bedroom) and a full bath – perfect for income generation or multi-generational living. Along with being Fully landscaped Enjoy the charm of a partially fenced backyard, and take in the unobstructed views of a lush green space complete with a playground, walking trails, and a tranquil pond, located right across the street. This home is ideally positioned on a quiet street and is less than a 2-minute walk to a future school, making it a fantastic choice for families. As part of Calgary’s first garden-to-table community, Rangeview offers unique amenities like community greenhouses, access to fresh produce, and strong neighborhood connections. Conveniently located under 5 minutes from the South Health Campus, the world’s largest YMCA (Brookfield), and the Seton shopping complex with VIP cinemas, restaurants, and more. Quick and easy access to Stoney Trail and Deerfoot Trail ensures smooth commuting.