



GRASSROOTS
REALTY GROUP

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41 Lavender Passage SE
Calgary, Alberta

MLS # A2253112



\$609,900

Division:	Rangeview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,666 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: none

Welcome to The Stellan model built by Avi – A Beautiful Newer Build in Desirable Rangeview! This stunning 3-bedroom, 2.5-bathroom home offers 1,666 square feet of well-designed living space and is located on a quiet, family-friendly street in the vibrant new community of Rangeview. With modern architecture, bright open-concept living, and thoughtful upgrades, The Stellan is perfect for families or anyone seeking a stylish and functional home. Built recently, this property still carries many of its original builder warranties, offering added peace of mind. The spacious main floor features a welcoming great room, a dining area ideal for entertaining, and a sleek kitchen layout with room to customize. Upstairs, you'll find three generous bedrooms, including a private primary suite with ensuite bath and optional double sinks. Enjoy the convenience of upper-floor laundry and flexible basement space ready for your personal touch. Highlights: Over 1,660 SQ FT of finished living space 3 bedrooms and 2.5 bathrooms Quiet location with quick access to Deerfoot, Stoney Trail, and major amenities Still covered by select builder warranties Optional upgrades available including deck, double sinks, and finished basement layout Thoughtfully designed for modern family living Don’t miss your chance to own in one of Calgary’s most exciting new neighborhoods! Rangeview offers a sense of community, access to schools and parks, and a growing array of nearby conveniences. Contact us today to schedule your private tour!