



GRASSROOTS
REALTY GROUP

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**41 Lavender Passage SE
Calgary, Alberta**

MLS # A2253112



\$589,900

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 your new home in the "garden to table" community of Rangeview! Enjoy the unique lifestyle centered on community connection through shared gardens and greenhouses! 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. 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 lots of counter space.. Enjoy the convenience of upper-floor laundry and flexible basement space ready for your personal touch. The yard is fully fenced and ready to enjoy! Quiet location with quick access to Deerfoot, Stoney Trail, and major amenities . 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.