



GRASSROOTS
REALTY GROUP

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130 Rangeview Path SE
Calgary, Alberta

MLS # A2259675



\$588,900

| | | | |
|------------------|-------------------|---------------|------------------|
| Division: | Rangeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,647 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Pantry, See Remarks, Stone Counters | | |

Inclusions: n/a

Welcome to the DAVIS...another amazing BRAND-NEW home, built by award winning EXCEL HOMES. Anticipated possession will be 9 months from firm offer. This is the perfect opportunity to choose your own options & upgrades. Definitely room to grow in this 1630 sf home – delivered in a wide-open plan with loads of space for family time together & a perfect plan for entertaining. Located in the newer, vibrant community of Rangeview Springs which offers regional pathways, walkable streets & countless amenities w/an urban village just minutes from your front door. Rangeview is surrounded by restaurants, schools, services & entertainment choices. The Davis boasts an open concept floorplan. The chef inspired kitchen offers a large central island, corner pantry & loads of cabinets & counter space. The dining nook is definitely family sized & is central to the home. The 2nd floor offers 3 generous bedrooms; the primary suite features a private ensuite & a walk in closet. The central bonus room is the perfect spot to wind down & relax. The laundry room is also conveniently located on this level. Excel's homes are Certified Built Green & standard features include 9's ceilings, luxury vinyl plank floor on the main, quartz counter tops, 50-gal hot water tank, smart home essentials package, foundation wrap & 3 piece basement bathroom rough in. Building your new home couldn't be easier with Excel's top notch processes & flexibility. Come on in and design your dream home today.