



**GRASSROOTS**  
REALTY GROUP

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**63 Raven Point SE**  
**Calgary, Alberta**

**MLS # A2261932**



**\$639,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Other		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** na

Discover modern elegance and smart design in this beautifully upgraded 3-bedroom, 2.5-bath home located in Calgary's vibrant and fast-growing Southeast community of Rangeview. Built by TRUMAN and packed with upscale features, this move-in ready gem is just minutes from parks, shopping, Calgary South Health Campus, the YMCA, and offers quick access to Stoney Trail. Step inside to soaring 9' ceilings and stylish luxury vinyl plank flooring that flow through the open-concept main floor. The chef-inspired kitchen is a true showstopper—featuring full-height cabinetry, soft-close doors and drawers, gleaming quartz countertops, stainless steel appliances, a spacious pantry, and a sleek eating bar that seamlessly connects to the dining and living areas—ideal for entertaining. A chic powder room, mudroom, and a convenient side entrance round out the main level. Upstairs, unwind in the spacious primary retreat with tray ceiling detail, a spa-like 4-piece ensuite, and a generous walk-in closet. A central bonus room adds flexible living space, while two additional bedrooms, a full bath, and an upstairs laundry room offer everyday convenience. The fully legal 1-bedroom basement suite—with a private side entrance—makes the perfect mortgage helper or guest suite, offering unbeatable versatility for rental income or multi-generational living. Stylish. Functional. Income-generating. This is the lifestyle upgrade you've been waiting for. \*Photos are from a similar home.\*