



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101 Lavender Manor SE
Calgary, Alberta

MLS # A2271838



\$650,000

Division:	Rangeview		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,548 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome home to this bright and beautifully updated 3-bedroom, 3.5-bathroom 5-level split, perfectly positioned on a spacious corner lot in the heart of Rangeland. With 2 bedrooms upstairs plus a fully developed lower level featuring a 3rd bedroom, this layout offers incredible versatility for families, guests, or a home office setup. Step inside to a stunning white interior with airy living spaces, great natural light, and a layout that gives you separation and openness all at once. The main levels offer generous living and dining areas, while the split design creates unique and functional spaces throughout the home. You'll love the south-facing backyard, providing all-day sun and the perfect setting for gardening, BBQs, or future landscaping ideas. Sitting on a corner lot also means TONS of front parking, a rare find in this price range and perfect for multiple vehicles, work trucks, or visitors. The home also features a single attached garage, a fully developed basement, and 3.5 bathrooms, giving everyone room and privacy. Call your favourite realtor today for a private viewing!