



GRASSROOTS
REALTY GROUP

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

288 Rangeview Way SE
Calgary, Alberta

MLS # A2273312



\$519,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THE BEST PART OF MOVING INTO A BRAND-NEW COMMUNITY ISN'T THE "NEW" IT'S THE BLANK SPACE. Rangeview Springs is still early in its story, which means you get the rare combination of a finished home and a neighbourhood that's actively taking shape around you—PATHWAYS, PONDS, FUTURE PARKS, and a plan designed around connected streetscapes rather than cookie-cutter grids. You're stepping into the growth curve at exactly the right time. Inside, the main floor sets a confident tone with WIDE-PLANK LVP in a warm brown tone, soft grey cabinetry, matte black hardware, and crisp White Rock quartz. The kitchen feels intentionally grounded: full-height tile backsplash, 42" uppers, BUILT-IN MICROWAVE, CHIMNEY HOODFAN, and an eating area that has room to breathe. The living room centres around a clean ELECTRIC FIREPLACE with a raised ledge—giving the room a focal point without overwhelming the space. Natural light moves well through the main floor thanks to the open sightlines and the way the plan keeps circulation routes logical rather than forced. Upstairs, the layout is refreshingly normal in the best possible way: three bedrooms, laundry where it belongs, and two well-finished bathrooms. The master gets a BRIGHT WALK-IN CLOSET with its own window, plus a streamlined 3-piece ensuite with a 60" SHOWER and classic wall tile. The secondary bedrooms are easy to furnish—no strange jogs, angles, or unusable corners. The lower level is a major value piece here. You get 9' FOUNDATION WALLS, a separate side entry, bathroom rough-in, BAR-SINK ROUGH-IN, LAUNDRY ROUGH-IN, and future-ready utilities that most new builds don't include at this price point: an UPGRADED 80-GALLON HOT WATER TANK, 200-AMP

ELECTRICAL PANEL, and a solar conduit already in place. It's a basement designed for options, not limitations. If you want a new build that's finished, thoughtfully designed, and positioned in a community that's only getting better from here, THIS ONE IS ABSOLUTELY WORTH SEEING IN PERSON. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.