

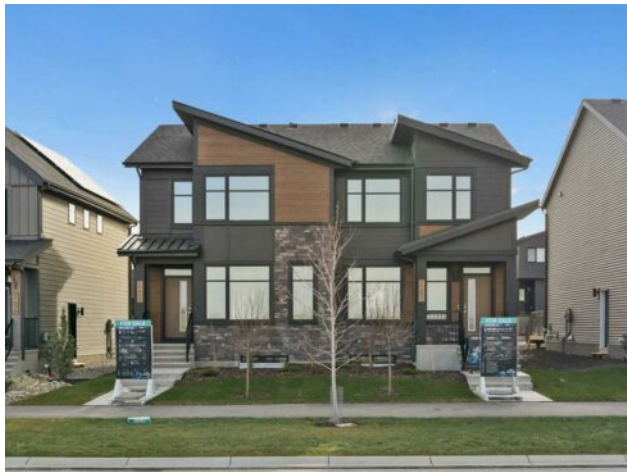


**GRASSROOTS**  
REALTY GROUP

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**7071 Rangeview Avenue SE**  
**Calgary, Alberta**

**MLS # A2276693**



**\$524,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	10 Solar panels		

Jayman BUILT | Located in Southeast Calgary, Heartwood blends modern living with natural beauty and thoughtful planning. Get ready to be a part of a vibrant, growing community built for today and tomorrow. It will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. Parks, paths and natural areas are designed to enhance everyday living-whether it's morning walks, weekend picnics or evening strolls. Just imagine yourself living in Jayman BUILT'S brand-new floorplan, aptly named the SPRUCE. Featuring a professionally designed wood colour palette, you are invited to explore over 1300+sqft of nature-inspired design. Stepping into the home, you are greeted with a wonderful visual from front to back, with an expansive sight line that maximizes every inch. Okanagan Desert Canyon Luxury Vinyl Plank flooring graces the main floor, offering a seamless transition from space to space. The Urban Timber elevation complements the interior selections as you tour from the designated dining room to the bright rear kitchen, with a central island. Sleek stainless steel appliances elevate the space, including a Whirlpool refrigerator with icemaker and internal water, an electric slide-in smooth-top range, a Panasonic microwave with trim kit, and a Broan power pack built-in cabinet hood fan. Stunning quartz counter tops, Blanco silgranite undermount sink, soft-close hinges with 48" uppers and 2 1/2 inch sub moulding reflect nicely with the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level, with a quaint mud room near the back of the home that opens up to your 10x10 deck. Explore the upper level, which features three sizeable bedrooms, including the Primary, with a generous private 3pc en suite with a sliding glass door shower and a spacious walk-in closet. You will also

discover a convenient 2nd-floor laundry and full bath for family and guests on this level. The lower level boasts a raised 9ft basement ceiling height and a 3-pc rough-in for plumbing. At the same time, the exterior of this home features a durable Front Hardie Board exterior and BTRboard Exterior Wall System. Jayman's standard inclusions feature Core Performance with 10 Solar Panels, BuiltGreen Canada standard, an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with MERV 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple-Pane Windows, and Smart Home Technology Solutions!