



**7071 Rangeview Avenue SE
Calgary, Alberta**

MLS # A2276693

\$524,900



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

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