



**1882 Rangeview Drive SE
Calgary, Alberta**

MLS # A2278558



\$599,800

Division:	Rangeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,505 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	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, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

You will LOVE this Absolutely STUNNING Jayman-built home that perfectly combines ELEGANCE, STYLE, and an OPEN CONCEPT layout—perfect for entertaining friends and family. This BEAUTIFUL, well-appointed home is loaded with UPGRADES and is ideally situated on a CORNER lot facing the park and wetlands. The GOURMET kitchen is a chef’s DREAM come true, featuring upgraded STAINLESS STEEL appliances, QUARTZ countertops, a pantry, a MASSIVE WATERFALL ISLAND, and a spacious dining area. The living room offers SOARING HIGH ceilings, a cozy FIREPLACE, custom glass railings, and tons of windows that allow an abundance of NATURAL LIGHT to flow through. Upstairs, you will find TWO primary bedrooms, each on their OWN level, complete with ENSUITES, as well as convenient UPPER-LEVEL LAUNDRY. The basement features 12’ and 8’ ceilings and a ROUGH-IN for a bathroom, offering endless potential. Enjoy CUSTOM, top-of-the-line, fully automated Hunter Douglas blinds throughout. Don’t miss out on this BEAUTIFUL home in sought-after Rangeview—voted 2024 Best New Community and known as a true Garden-to-Table neighbourhood. EXCELLENT LOCATION, close to shopping, South Health Campus, parks, schools, and major roadways. EXCEPTIONAL VALUE!