

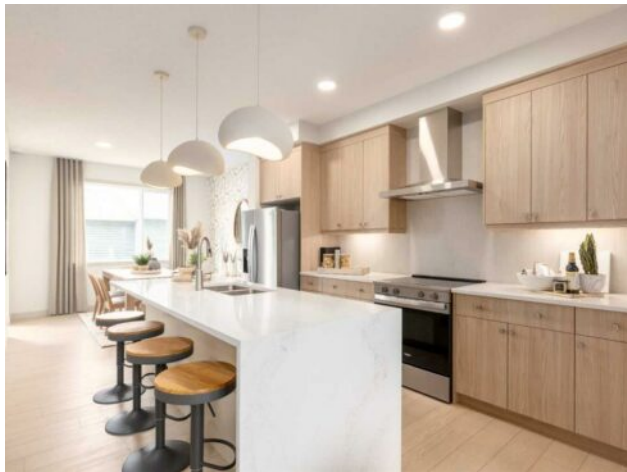


GRASSROOTS
REALTY GROUP

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129 Raven Link SE
Calgary, Alberta

MLS # A2280777



\$519,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,455 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Irregular Lot, Zero Lot Line		

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

Inclusions: N/A

THIS IS THE KIND OF FIRST HOME THAT LETS YOU START STRONG—and stay flexible. Cleanly planned, confidently finished, and ready right now, this 1,455 sq ft semi-detached home delivers everyday ease without asking you to trade away long-term upside. The main floor is anchored by a central kitchen that understands how real life works: QUARTZ COUNTERS, FULL-HEIGHT CABINETRY, A PROPER PANTRY, BUILT-IN MICROWAVE and a layout that keeps cooking, dining, and hosting seamlessly connected. The living room adds warmth with a sleek ELECTRIC FIREPLACE feature wall, while the FULL-WIDTH FRONT PORCH isn't decorative—it's usable, social, and quickly becomes part of your routine. The front elevation is finished with durable Hardie board siding, adding curb appeal that holds up over time. Upstairs, all three bedrooms are thoughtfully placed, including a generous primary with ensuite and walk-in closet, plus one of those details you appreciate more every year: UPPER-LEVEL LAUNDRY, exactly where it belongs. Downstairs is where this home quietly outperforms. A full 9' FOUNDATION, SIDE ENTRY, an UPGRADED 80-GALLON HOT WATER TANK, and smart rough-ins (bathroom, laundry, sink) create real future flexibility—whether that's additional living space, storage, or a layout that evolves with you over time. EV charger rough-in and solar conduit (attic to mechanical) are already in place—forward-thinking touches that make future upgrades easier, not overwhelming. Set in Rangeview Springs, a Genstar-designed community built around connected streets, generous sidewalks, and parks woven directly into the neighbourhood fabric, daily life here is intentionally easy. PATHWAYS link you to GREEN SPACES, PLAYGROUNDS, and gathering areas, while the

community's design prioritizes walkability, visibility, and a natural sense of connection as it grows. IMMEDIATE POSSESSION means no waiting, no guessing, and no "someday." If you're ready to step into ownership with confidence—and room to grow—this one earns a closer look. Contact your agent and book a showing TODAY! • PLEASE NOTE: Photos are of a SHOWHOME of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.