



**646 Rangeview Street SE  
Calgary, Alberta**

**MLS # A2282157**

**\$669,900**



<b>Division:</b>	Rangeview	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b> 2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Paved	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Pave	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement: Washer, dryer, fridge, stove, dishwasher, microwave hoodfan, window coverings-all		

Experience a rare opportunity to own an impeccably crafted, 2024-built luxury home by TRUMAN in the award-winning community of Rangeview. This turn-key property offers an incredible dual-income setup or a perfect multi-generational living arrangement, featuring a primary residence and a purpose-built legal basement suite already generating impressive rental income. The main residence welcomes you with a sun-drenched, open-concept floor plan defined by soaring 9' ceilings and luxury vinyl plank flooring throughout. At the heart of the home, the expansive kitchen serves as a true centerpiece, boasting premium quartz countertops, extended full-height soft-close cabinetry, stainless steel appliances, and a massive walk-in pantry. The upper level is designed for ultimate functionality, featuring a central bonus room that separates the two spacious secondary bedrooms from the primary retreat. This primary bedroom serves as a private sanctuary, complete with a generous ensuite and a large walk-in closet, while a dedicated laundry room adds everyday convenience. The legal basement suite was thoughtfully designed to ensure total privacy and comfort for its occupants. This self-contained one-bedroom, one-bathroom unit features its own separate entrance, independent laundry, and high-end luxury vinyl plank flooring. The open-concept kitchen and surprisingly spacious living area make it a highly desirable rental unit or a premium space for family members. The exterior of the property is fully complete with professional landscaping, a fully fenced yard, and a double detached garage. Situated just minutes from the Calgary South Health Campus, major retail hubs, and Stoney Trail, this home offers a sophisticated lifestyle in a prime location. Whether you are looking to bolster your investment portfolio or offset your mortgage in a

brand-new luxury build, this property is a standout choice.