

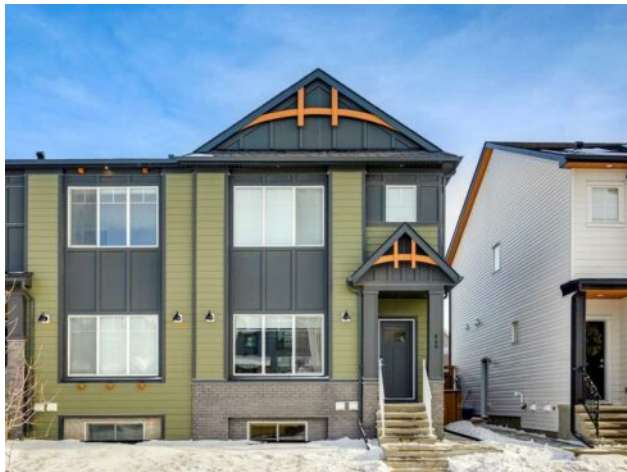


GRASSROOTS
REALTY GROUP

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646 Rangeview Street SE
Calgary, Alberta

MLS # A2282157



\$669,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: 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.