7582 202 Avenue SE
Calgary, Alberta

MLS # A2285423

$679,999

Division:	Rangeview
Type:	Residential/House
Style:	2 Storey
Size:	1,754 sq.ft.
Age:	2023 (3 yrs old)
Beds:	4
Baths:	3 full / 1 half
Garage:	Double Garage Detached
Lot Size:	0.06 Acre
Lot Feat:	Back Lane, Back Yard

Heating:	Forced Air, Natural Gas	**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: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

Inclusions: Electric Range (Basement), Microwave Hood Fan (Basement), Refrigerator (Basement), Dishwasher (Basement), Washer (Basement), Dryer (Basement).

Welcome to this beautiful home in the community of Rangeview Springs! The main level features a bright, open floor plan with modern finishes, spacious living and dining areas, an office/flex space and a convenient half bath. Upstairs you’ll find three bedrooms, including the primary with its own ensuite bathroom, plus another full bath and a large bonus room with vaulted ceilings. The separate laundry room offers convenience and space for extra storage. Downstairs, the legal basement suite offers a separate side entrance, full kitchen, bedroom, full bathroom and independent furnace and hot water tank - ideal for rental income or extended family. The backyard is ready for your personal touch and the detached double garage is insulated and drywalled. Located close to scenic ponds and walking paths, this home offers a great combination of comfort, quality and location.