



**102 Rangeview Path SE
Calgary, Alberta**

MLS # A2286477



\$589,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: na

Beautifully crafted Truman-built 3-bedroom home with a bonus room and separate side entrance presents an exceptional opportunity in the sought-after community of Rangeview Springs. Thoughtfully designed with contemporary architecture and refined finishes, this home offers a bright, open-concept layout that effortlessly supports modern living. The main floor is elevated by soaring 9' ceilings and durable luxury vinyl plank flooring, creating a seamless transition between the living and dining spaces—ideal for both relaxed family time and entertaining. At the rear of the home, the chef-inspired kitchen anchors the space with full-height, soft-close cabinetry, elegant quartz countertops, and a premium stainless steel appliance package that includes a gas range, chimney hood fan, and built-in microwave. A generous pantry with custom built-in shelving provides exceptional storage and organization while maintaining a clean, streamlined aesthetic. Upstairs, a spacious bonus room offers flexible living space—perfect for a media area, playroom, or quiet retreat. The primary bedroom delivers comfort and privacy with a walk-in closet complete with custom built-in organizers and a sleek 3-piece ensuite featuring a beautifully tiled shower. Two additional bedrooms are well-sized for family, guests, or a home office, each thoughtfully finished with custom built-in closet systems. A 4-piece main bath and convenient upper-level laundry with washer and dryer included complete the level with everyday ease. The unfinished basement, enhanced by a separate side entrance, offers tremendous future potential for additional living space—ideal for customization to suit your needs. A poured concrete sidewalk leads to the side entry, adding both durability and convenience. Life in Rangeview Springs blends tranquility with connectivity. Surrounded by parks, pathways, and green

space, the community encourages an active outdoor lifestyle while keeping you close to major routes, shopping, and essential amenities. Photo gallery shown is of a similar home, finishes vary.