



GRASSROOTS
REALTY GROUP

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161 Lavender Manor SE
Calgary, Alberta

MLS # A2288791



\$605,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Brackets, Ring Doorbell, Ring Security System for Backyard

****OPEN HOUSE: Saturday, February 28th from 1-3PM**** Located in a growing and family-friendly community in southeast Calgary, 161 Lavender Manor SE presents a thoughtfully designed home that blends modern comfort, functionality, and flexibility for today's lifestyle. The well-planned layout maximizes space and flow, while the attractive outdoor areas and convenient parking add everyday practicality. This property is well suited for families, professionals, or anyone looking for a move-in-ready home with long-term potential. The main level welcomes you with a practical built-in mud nook that helps keep daily life organized and the home tidy throughout the year. The open-concept living area connects seamlessly to the kitchen and dining spaces, creating a warm and comfortable setting for both everyday living and entertaining. Large windows fill the home with natural light, and central air conditioning provides comfort during Calgary's warmer months. Subtle exterior trim lighting enhances the home's curb appeal and creates an inviting evening ambiance. Upstairs, there are three bedrooms, one of which is currently set up as a home office to accommodate remote work or changing family needs. The washer and dryer are conveniently located on the upper level, making laundry more efficient and accessible. The primary bedroom serves as a private retreat and includes a walk-in closet and an ensuite bathroom complete with a tub and shower combination and a compact vanity, offering both comfort and practicality. The basement has been roughed in, providing excellent potential for future development. Whether you envision additional living space, a recreation room, or guest accommodations, the foundation is in place to bring your plans to life. Outside, the grassed backyard offers a welcoming space for relaxation and play, while a

charming patio nook creates the perfect setting for summer evenings and casual gatherings. A standout feature of the property is the detached double garage, complemented by additional parking in front of the home. With no neighbours directly across the street, the setting feels more open and private, enhancing both convenience and curb appeal. With its thoughtful upgrades, functional layout, and opportunity for future growth, 161 Lavender Manor SE represents an excellent opportunity to secure a comfortable home in a vibrant and evolving community.