



**149 Lavender Manor SE**  
**Calgary, Alberta**

**MLS # A2303116**



**\$599,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Front Yard, Garden, Landscaped, Low Maint		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this BEAUTIFULLY crafted 3-BEDROOM HOME with a SEPARATE SIDE ENTRANCE, offering a RARE OPPORTUNITY in the highly sought-after community of Rangeview. DESIGNED with contemporary ARCHITECTURE and REFINED FINISHES, this home delivers a bright, open-concept layout tailored for modern living. The main floor is elevated by SOARING 9' ceilings and DURABLE LUXURY VINYL PLANK flooring, creating a seamless and sophisticated flow between the living and dining spaces, perfect for both everyday comfort and effortless entertaining. At the heart of the home, the chef-inspired kitchen impresses with full-height, soft-close cabinetry, elegant quartz countertops, and a premium stainless steel appliance package, including a chimney hood fan and a built-in microwave. A spacious pantry with custom-built-in shelving enhances both function and organization while maintaining a clean, streamlined aesthetic. Upstairs, the primary suite is thoughtfully designed for comfort and privacy, featuring a walk-in closet with custom built-in organizers and a sleek 3-piece ensuite highlighted by a beautifully tiled shower. Two additional bedrooms offer versatility for family, guests, or a home office, each complete with custom closet systems. A stylish 4-piece main bathroom and a convenient upper-level laundry area complete the upper floor with everyday ease. The unfinished basement, complemented by a separate side entrance, presents exceptional future potential ideal for additional living space or income-generating opportunities. A beautiful walkway to the side entry adds both durability and convenience. This home continues to impress outdoors and with its added features. Enjoy a fully fenced and beautifully landscaped backyard, complete with a spacious deck and sleek aluminum railings, perfect for summer gatherings

and outdoor relaxation. The property also features an oversized garage with over 10-foot ceiling height, offering excellent space for larger vehicles, storage, or future customization. To ensure year-round comfort, the home is equipped with air conditioning, keeping you cool during Calgary's warm summer months. Rangeview offers the perfect balance of tranquillity and connectivity. Surrounded by parks, pathways, and green spaces, the community promotes an active outdoor lifestyle while keeping you within easy reach of major routes, shopping, and essential amenities. This is the PERFECT HOME you have been DREAMING OF, OFFERING the LIFESTYLE YOU TRULY DESERVE. CALL your Realtor NOW to SCHEDULE YOUR PRIVATE SHOWING BEFORE it's GONE !!!