



204 Lavender Manor SE
Calgary, Alberta

MLS # A2126002

\$802,900



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 204 Lavender Manor SE. Introducing the Rosemary model by the award-winning Baywest Homes, located in the popular new community of Rangeview. Construction has just begun, so buy now and follow along as your dream home takes shape. This home, featuring three bedrooms, 2.5 bathrooms, and a large bonus room, is ideal for today's growing family. The interior finishings have been selected by a professional interior designer. The kitchen boasts sleek grey cabinets, white marble quartz countertops, a spacious pantry, and a stainless steel appliance package. The great room, featuring a cozy gas fireplace and oversized windows, adjoins the dining room and offers a view of the backyard. The main floor office is perfect for working from home. A half bath on the main level is strategically tucked away for privacy. Upstairs, you will enter the large bonus room and find four bedrooms, plus a centrally located laundry room. The primary bedroom is generously sized and includes an ensuite bath with a spacious vanity, dual sinks, and a walk-in closet. The remaining three bedrooms share a full bathroom. The undeveloped basement offers potential for another bedroom, bathroom, family/rec room, and ample storage. This home also features a west-facing backyard, a 10' x 12' deck, and a front-attached double garage. Rangeview, by Section23 Developments, is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Future plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive

areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services. There may still be time to select some of your interior finishes, so don't hesitate to inquire about this incredible opportunity!