



**38 Lavender Manor SE
Calgary, Alberta**

MLS # A2148092



\$649,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,611 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Lawn, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

This well-maintained two-story home boasts over 1600 square feet of living space, featuring three bedrooms and two and a half bathrooms, ideal for a growing family or hosting guests. The property includes a spacious double detached garage measuring 19'3" x 21'4", providing convenient parking and storage space. Step outside to the beautifully landscaped backyard, a serene oasis perfect for relaxation and outdoor entertaining. With an unfinished basement with a separate entrance, there's potential for customization to suit your needs. Inside the home showcases a beautiful kitchen, perfect for cooking and entertaining with its modern amenities and stylish design. Landscaped and fenced and dog run, no need to do that once you move in. Whether enjoying the indoors or the outdoors, this home offers both functionality and charm for its residents and close to highways shopping and amenities.