



**32 Sugarsnap Way SE
Calgary, Alberta**

MLS # A2149809



\$779,900

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|------------------|------------------------|---------------|------------------|
| Division: | Rangeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,936 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Other | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Composite Siding, Other, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to 32 Sugarsnap Way, a splendid creation by Daytona Homes, a builder celebrated for their unwavering commitment to quality craftsmanship and outstanding customer service. Nestled in Rangeview, Calgary's trailblazing Garden-to-Table community, this residence offers a harmonious blend of comfort, convenience, and community spirit. The heart of this charming home is its spacious and thoughtfully designed interior. Boasting three well-appointed bedrooms, the master suite is a luxurious retreat featuring a 5-piece ensuite bathroom. The upper level also includes a generous bonus room, perfect for family gatherings or a cozy movie night. A standout feature of 32 Sugarsnap Way is the side entrance leading to a fully finished legal suite in the basement. This self-contained space includes a private bedroom, a 3-piece bathroom, a rec room/living room, and a well-equipped kitchen, offering flexibility for extended family or potential rental income. Living in Rangeview means embracing a lifestyle enriched by an abundance of amenities. The community is designed with parks, pathways, playgrounds, and a central greenhouse that serves as a vibrant hub. Extensive gardens and orchards provide fresh produce, enhancing the Garden-to-Table ethos that defines Rangeview. Social activities abound, fostering a warm and inclusive atmosphere where neighbors become friends. Convenience is at your doorstep with proximity to shopping, dining, and entertainment options in nearby Seton. Quick and easy access to major thoroughfares ensures a smooth commute, making daily life effortless and enjoyable. 32 Sugarsnap Way is more than just a home; it's an invitation to be part of a dynamic and supportive community. Experience the exceptional quality and service that Daytona Homes is renowned for, and discover a place where your family

can thrive.