



**66 Sugarsnap Gardens SE
Calgary, Alberta**

MLS # A2160075



\$814,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	r-g
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Quartz Counters		

Inclusions: n/a

Quick possession new build in a sought after location by 'Daytona Homes', the 'THE AUSTYN-Z III MF' model. SEPARATE ENTRANCE | MAIN FLOOR FULL BATH | 2,570 sq ft 3 bed/3 bath + Bonus up | BRAND NEW | All in SE Calgary's 'Rangeview' - offering a vibrant, master-planned community with modern amenities, green spaces. No compromises with the main floor having mud room (with built-ins), den (that can be used as bedroom), full bath, and seamlessly connected Kitchen, dining and living room. The Kitchen features: black hardware, under-mount sink, island space, quartz counters, two tone cabinetry, tiled to ceiling in hood fan area, cabinets to ceiling and so much more making the perfect place to enjoy home cooked meals and gatherings. Living room features a cozy electric fireplace, perfect for the cooler days. With large windows expanding no the back side, alongside oversized sliding glass patio door allowing ample natural light. Gorgeous vinyl floor throughout the main level enhances the luxury feel of the home. Wrought iron railing leads you upstairs to a large bonus room, a great additional space to have. Along with 3 bedrooms upstairs all having walk in closets, laundry and shared full bath. The primary room being a great size, that offers a large walk in closet, and 5 piece ensuite spa like retreat that features: double vanity, quartz counters, tub, walk in shower and private toilet. Unfinished basement is awaiting your ideas, with a separate entrance elevating its uses! Daytona Homes is a builder that uses their 30+ years of experience to create award winning homes without compromise. With a new build like this that