



GRASSROOTS
REALTY GROUP

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114 FINCH Gardens SE
Calgary, Alberta

MLS # A2168248



\$899,990

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Separate Entrance		

Inclusions: NONE

MASSIVE PRICE REDUCTION!!! Welcome to Rangeview, Calgary's vibrant and growing community, where modern living blends with comfort and convenience. This stunning family home offers spacious elegance and the opportunity to supplement your mortgage with a legal suite. Key Features: **•** Prime Location: Situated in a highly desirable area with easy access to parks, schools, hospitals, the world's largest YMCA, and shopping, making it perfect for families. **•** Mortgage Helper: Includes a 900 sqft legal suite, ready for immediate rental or use as an AirBnB to help cover your mortgage.

• Spacious Living: 2400 sqft of open-concept space upstairs, ideal for entertaining, with designated areas for a living room, dining, bar stool nook, family room, office, or mini library near the bonus room&mdashthis house has it all.

• Modern Design: Bright, airy, and stylish, featuring high-end finishes throughout, combining elegance with functionality. **•** Move-In Ready: No need to wait&mdashsettle in right away and start generating rental income. Whether you're looking to rent the legal suite long-term or as an AirBnB, this home is a fantastic investment. Come and explore its potential&mdashcontact me today to book your private showing or for more details!