



**66 Sugarsnap Gardens SE  
Calgary, Alberta**

**MLS # A2174459**



**\$814,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	r-g
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 + BED | 2,570 sq ft 4 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.