



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**167 Sugarsnap Way SE**  
**Calgary, Alberta**

**MLS # A2205089**



**\$724,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to the Kalara in Rangeview — where thoughtful design meets everyday comfort at an approachable price point. This beautifully designed spec home is built to support the needs of modern families, offering a perfect blend of functionality, flexibility, and style. The open-concept main floor creates a natural flow between the kitchen, dining, and lifestyle areas—ideal for entertaining or relaxed family living. Thanks to the south-facing backyard, natural light fills the main living space, adding warmth and energy throughout the day. The kitchen shines as the heart of the home, featuring pot lights, a built-in microwave, sleek chimney-style hood fan, and carefully selected finishes that marry form with function. A spacious walk-in pantry adds practical storage and organization for busy households. A main floor flex room offers a versatile space that can serve as a home office, study nook, or playroom—whatever suits your family’s needs. Upstairs, a centrally located loft provides even more flexibility, whether used as a cozy media area or a place for the kids to unwind. The nearby laundry room makes daily chores convenient and efficient. The primary suite offers a peaceful retreat, complete with a stylish ensuite and generous walk-in closet. Three additional bedrooms upstairs provide plenty of room for a growing family. This home also includes a 9-foot foundation and a separate side entrance, offering potential for future basement development (subject to city approval)—whether that’s a guest suite, income helper, or extended family space. Rangeview is Calgary’s first garden-to-table community, thoughtfully planned to encourage connection, sustainability, and a true sense of neighborhood. Enjoy an abundance of parks, pathways, community gardens, and gathering spaces, all while being close to schools,

shopping, and the South Health Campus.