



THE
A-TEAM

**RE/MAX
FIRST**

38 LAVENDER Manor, Calgary T3S 0C7

MLS® #: **A2120191**

Area: **Rangeview**

Listing Date: **04/05/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,712 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,610**
Low Sqft:
Ttl Sqft: **1,610**

DOM

44

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Lawn,Garden**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Dog Run,Garden**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Refrigerator**
Int Feat: **Bathroom Rough-in,Breakfast Bar,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`10" x 14`2"	Pantry	Main	1`11" x 2`11"
Dining Room	Main	12`11" x 9`9"	Mud Room	Main	5`8" x 5`3"
2pc Bathroom	Main	5`2" x 4`9"	Living Room	Main	12`11" x 15`1"
Entrance	Main	6`0" x 4`11"	Bedroom	Upper	9`5" x 9`11"
Office	Main	5`7" x 5`11"	Bedroom	Upper	9`2" x 9`11"
4pc Bathroom	Upper	7`10" x 5`0"	Bedroom - Primary	Upper	12`11" x 10`4"
Walk-In Closet	Upper	5`7" x 5`5"	3pc Ensuite bath	Upper	5`6" x 7`9"
Laundry	Upper	3`2" x 3`2"	Bonus Room	Upper	13`0" x 11`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2111039**

Remarks

Pub Rmks: **This well-maintained two-story home boasts over 1600 square feet of living space, featuring three bedrooms and two and a half bathrooms, ideal for a growing family or hosting guests. The property includes a spacious double detached garage measuring 19'3" x 21'4", providing convenient parking and storage space. Step outside to the beautifully landscaped backyard, a serene oasis perfect for relaxation and outdoor entertaining. With an unfinished basement, there's potential for customization to suit your needs. Inside, the home showcases a beautiful kitchen, perfect for cooking and entertaining with its modern amenities and stylish design. Whether enjoying the indoors or the outdoors, this home offers both functionality and charm for its residents.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











