



THE
A-TEAM

**RE/MAX
FIRST**

204 LAVENDER Manor, Calgary T3S 0G8

MLS® #: **A2126002**

Area: **Rangeview**

Listing Date: **04/25/24**

List Price: **\$802,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,058 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,218**

Low Sqft:

Ttl Sqft: **2,218**

DOM

24

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Interior Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	6`10" x 8`10"	Kitchen	Main	11`3" x 13`10"
Living Room	Main	13`0" x 14`0"	Bedroom	Upper	9`10" x 11`0"

Bonus Room	Upper	12`0" x 13`1"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Den	Main	8`0" x 9`4"
Dining Room	Main	11`0" x 13`0"	Bedroom - Primary	Upper	13`2" x 14`6"
Bedroom	Upper	9`10" x 11`0"	Laundry	Upper	5`8" x 7`3"
4pc Bathroom	Upper	0`0" x 0`0"			
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-G	
Legal Desc:	2211799	Remarks

Pub Rmks:	<p>Welcome to 204 Lavender Manor SE. Introducing the Rosemary model by the award-winning Baywest Homes, located in the popular new community of Rangeview. Construction has just begun, so buy now and follow along as your dream home takes shape. This home, featuring three bedrooms, 2.5 bathrooms, and a large bonus room, is ideal for today's growing family. The interior finishings have been selected by a professional interior designer. The kitchen boasts sleek grey cabinets, white marble quartz countertops, a spacious pantry, and a stainless steel appliance package. The great room, featuring a cozy gas fireplace and oversized windows, adjoins the dining room and offers a view of the backyard. The main floor office is perfect for working from home. A half bath on the main level is strategically tucked away for privacy. Upstairs, you will enter the large bonus room and find four bedrooms, plus a centrally located laundry room. The primary bedroom is generously sized and includes an ensuite bath with a spacious vanity, dual sinks, and a walk-in closet. The remaining three bedrooms share a full bathroom. The undeveloped basement offers potential for another bedroom, bathroom, family/rec room, and ample storage. This home also features a west-facing backyard, a 10' x 12' deck, and a front-attached double garage. Rangeview, by Section23 Developments, is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Future plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services. There may still be time to select some of your interior finishes, so don't hesitate to inquire about this incredible opportunity!</p>
Inclusions:	N/A
Property Listed By:	RE/MAX First

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

Main Floor
1,001 SQ.FT.



Upper Floor
1,145 SQ.FT.

