



THE
A-TEAM

**RE/MAX
FIRST**

1750 RANGEVIEW Drive #107, Calgary T2Z 1G1

MLS® #: **A2154888** Area: **Rangeview** Listing Date: **08/02/24** List Price: **\$575,452**
 Status: **Active** County: **Calgary** Change: **+\$2k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,054 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,779**
 Low Sqft:
 Ttl Sqft: **1,779**

DOM

47
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	13`0" x 12`0"	Dining Room	Second	12`0" x 12`0"
Bedroom	Third	9`0" x 9`0"	Bedroom	Main	10`0" x 9`0"
2pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Third	0`0" x 0`0"
4pc Ensuite bath	Third	0`0" x 0`0"	Bedroom - Primary	Third	14`7" x 10`0"
Bedroom	Third	8`7" x 10`2"			

Legal/Tax/Financial

Condo Fee: **\$315** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 221

Remarks

Pub Rmks: **Welcome to your new home, a stunning 4-bedroom, 2.5-bathroom residence that combines modern elegance with practical upgrades. This thoughtfully designed home features a spacious layout with 9' ceilings, enhancing the open and airy atmosphere throughout. The attached double car garage ensures ample space for vehicles and storage, adding convenience to your daily routine. Step inside to discover a host of contemporary upgrades that elevate this home to the next level. The kitchen is a chef's dream with quartz countertops, a full bank of drawers, stainless steel appliances and that's all complemented by soft-close drawers. The living spaces are adorned with durable vinyl plank flooring on the main level, while the bedrooms offer cozy warmth with grey carpet and 8lb underlay for added comfort. The balcony is perfect for outdoor entertaining, making this home ideal for both relaxation and gatherings. In addition to its interior excellence, this property boasts exceptional amenities that cater to an active and community-oriented lifestyle. Enjoy the tranquility of the community greenhouse and a well-maintained garden, perfect for green thumbs and those who appreciate a touch of nature. The home is conveniently located with easy access to Seton and Mahogany, providing a wealth of nearby services, shopping, and recreational options. The exterior of the home is equally impressive, featuring a durable blend of vinyl siding, fibre cement panel, and asphalt roof shingles, ensuring long-lasting quality and low maintenance. Contemporary lighting packages have been preselected to enhance the home's modern aesthetic, providing both style and functionality. This property not only meets but exceeds expectations with the thoughtful ease of AC rough-ins. This style of living is offering a blend of luxury, practicality, and community convenience.**

Inclusions: **NA**
Property Listed By: **Real Broker**

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