

1750 RANGEVIEW Drive #111, Calgary T2Z 1G1

MLS® #: **A2154892** Area: **Rangeview** Listing Date: **08/02/24** List Price: **\$593,827**
 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: **1,206 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,791**
 Low Sqft:
 Ttl Sqft: **1,791**

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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 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: **\$317** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: **221**

Remarks

Pub Rmks: **Discover your dream home in this elegantly crafted end unit with 4-bedroom, 2.5-bathroom residence, where modern design meets practical luxury. With soaring 9' ceilings and an attached double car garage, this home offers both spaciousness and convenience. Step into a beautifully designed interior where vinyl plank flooring on the main level sets the tone for a stylish and durable living space, while warm grey carpet and 8lb underlay in the bedrooms provide cozy comfort. The heart of the home, the kitchen, is a chef's paradise featuring quartz countertops, a full bank of drawers, and upgraded stainless steel appliances. Soft-close drawers add a touch of sophistication, ensuring smooth and quiet operation. The balcony makes outdoor dining effortless, the perfect place for entertaining guests or enjoying quiet evenings in the fresh air. This property comes with fantastic community amenities, including a greenhouse and a community garden, offering a unique blend of nature and leisure right at your doorstep. Located conveniently close to Seton and Mahogany, you'll have easy access to a variety of shopping, dining, and recreational options, making everyday errands and activities a breeze. The home's exterior stands out with a durable and modern combination of vinyl siding, fibre cement panels, and asphalt roof shingles, ensuring both style and longevity. Contemporary lighting packages have been carefully selected to complement the home's modern aesthetic. This residence not only offers exceptional interior upgrades including the AC rough-ins, but also embodies a lifestyle of elegance and convenience in a vibrant community setting.**

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

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