



THE
A-TEAM

**RE/MAX
FIRST**

1870 RANGEVIEW Drive, Calgary T3S 0C7

MLS®#: **A2160309** Area: **Rangeview** Listing Date: **08/24/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,493 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,467**
 Low Sqft:
 Ttl Sqft: **1,467**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows,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>
Entrance	Main	6`4" x 4`11"	Living Room	Main	12`10" x 11`4"
Pantry	Main	3`5" x 4`11"	Kitchen	Main	9`7" x 12`11"
Dining Room	Upper	12`11" x 9`10"	Mud Room	Upper	5`4" x 4`6"
2pc Bathroom	Main	5`2" x 5`2"	Bedroom	Upper	9`3" x 9`11"
Bedroom	Upper	9`3" x 12`4"	Walk-In Closet	Upper	3`11" x 3`2"
4pc Bathroom	Upper	9`2" x 4`11"	Laundry	Upper	3`3" x 3`9"

Walk-In Closet
3pc Ensuite bath

Upper
Upper

5`0" x 6`5"
4`11" x 8`11"

Bedroom - Primary

Upper

13`7" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111039

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 1870 Rangeview Drive! Nestled in Calgary's first garden-to-table community, this stunning 2023 build by the reputed builder -Homes by Avi boasts of 3 spacious bedrooms, 2.5 modern bathrooms, and a convenient 2-car rear parking pad. The home also features a separate entrance. Set on a premium lot, this residence overlooks a serene pond with walking and biking paths, and a playground is just steps away. A future school site is also planned down the road, adding to the convenience of this family-friendly neighborhood. Enjoy community amenities such as a greenhouse open to residents, only a 3-minute walk from your door. Rangeview's prime location offers easy access to shopping complexes, restaurants, the Cineplex VIP theatre, South Health Campus Hospital, and the world's largest YMCA. With quick access to both Stoney Trail and Deerfoot Trail, your daily commutes are streamlined and hassle-free. Welcome home to 1870 Rangeview Drive —where convenience meets comfort!

Inclusions:
Property Listed By:

None
CIR Realty

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











