



THE
A-TEAM

**RE/MAX
FIRST**

554 RANGEVIEW Street, Calgary T2X4G4

MLS®#: **A2169297** Area: **Rangeview** Listing Date: **10/05/24** List Price: **\$704,900**
 Status: **Active** County: **Calgary** Change: **+\$25k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,620 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,810**
 Low Sqft:
 Ttl Sqft: **1,810**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Open Floorplan, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`5" x 13`1"	Kitchen	Main	16`9" x 12`4"
Dining Room	Main	11`5" x 12`9"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	13`3" x 13`9"	4pc Ensuite bath	Second	0`0" x 0`0"
Bonus Room	Second	11`11" x 15`0"	Bedroom	Second	9`11" x 9`1"
Bedroom	Second	10`10" x 9`7"	4pc Bathroom	Second	
Laundry	Second		Kitchenette	Lower	10`3" x 11`7"
Family Room	Lower	14`7" x 12`2"	Dining Room	Lower	6`5" x 9`1"

**4pc Bathroom
Laundry**

**Lower
Lower**

Bedroom

Lower

11`8" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311561

Remarks

Pub Rmks: **New TRUMAN built 3 Bedroom, 2.5 Bathroom home nestled in Rangeview with 1 Bedroom LEGAL Basement Suite! The home is within close proximity to Playgrounds, Shopping, and minutes to Calgary South Health Campus and Stoney Trail. Step inside this Open Concept plan featuring a Bright Chef's Kitchen with Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Stainless Steel Appliance package and Pantry opening to the Dining and Great Room. The Main Floor features 9' Ceilings, LVP Flooring, 2 piece Bathroom, Mudroom, and Separate Side Entrance. Step upstairs to the Primary Suite with highlights such as a Tray Ceiling, 4 piece Ensuite and Walk in Closet. The Upper Floor features a central Bonus Room, 2 additional Bedrooms, Full Bathroom and Laundry area. The 1 Bedroom Legal Suite features a private Separate Side Entrance. *Photo Gallery of similar home***

Inclusions:
Property Listed By: **n/a
RE/MAX Real Estate (Central)**

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





