

88 SUGARSNAP Way, Calgary T3S 0K5

MLS®#:	A2170834	Area:	Rangeview	Listing Date:	10/04/24	List Price:	\$799,900			
Status:	Active	County:	Calgary	Change:	None	Associatio	on: Fort McMurray			
		H		General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:		Residential Detached Calgary 2024 4,348 sqft	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,174 2,174	DOM 25 Layout Beds: Baths: Style: Parking	3 (3) 2.5 (2 1) 2 Storey
				Access:					Ttl Park: Garage Sz:	4 2

Double Garage Attached

Corner Lot

Lot Feat:

Park Feat:

			Utilities and Features				
Roof: Heating:	Asphalt Shingle Forced Air,Natural Gas		Construction: Vinyl Siding,Wood Frame				
Sewer: Ext Feat:	None		Flooring: Carpet,Concrete,Laminate Water Source:				
			Fnd/Bsmt: Poured Concrete				
Kitchen Appl: Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator Int Feat: Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorpla Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s) Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s)					noking Home,Open Floorplan,Pantry,See		
Utilities:	Room Information						
<u>Room</u> Bonus Room	<u>Level</u> Upper	Dimensions 12`10" x 13`2"	<u>Room</u> Bedroom - Primary	<u>Level</u> Upper	<u>Dimensions</u> 14`0" x 13`6"		

Bonus Room	Upper	12`10" x 13`2"	Bedroom - Primary	Upper	14`0" x 13`6"	
5pc Ensuite bath	Upper	11`0" x 10`10"	4pc Bathroom	Upper	7`6" x 10`6"	
Laundry	Upper	5`0" x 6`0"	Bedroom	Upper	9`10" x 10`8"	
Bedroom	Upper	11`2" x 10`0"	Great Room	Main	17`2" x 16`0"	
Kitchen	Main	11`3" x 10`7"	Foyer	Main	7`6" x 9`7"	
Mud Room	Main	6`8" x 10`4"	2pc Bathroom	Main	5`6" x 5`5"	

Nook	Main	12`8" x 11`6" Legal/Tax/Financial			
Title: Fee Simple Legal Desc:	2312256	Zoning: R-G			
		Remarks			
Pub Rmks: Inclusions: Property Listed By:	Welcome to your dream home, crafted by the renowned Daytona Homes, nestled in the sought-after garden-to-table community of Rangeview. This stunning, bra new build offers a perfect blend of modern design, luxurious upgrades, and functional living space, spanning an impressive 2,168 square feet. Sitting proudly on coveted corner lot, this home is designed to impress from the moment you step inside. With a separate basement entrance, it offers the potential for future development, creating even more space or flexibility. Ready for quick possession, you can soon be living in this beautiful, thoughtfully designed space, brimming with high-end upgrades. The heart of the home is its spectacular kitchen, ideal for both everyday living and entertaining. Featuring a massive island with seating sleek stainless steel appliances, and solid surface countertops, this kitchen is as stylish as it is functional. The walk-through pantry, accessible from the large mudroom off the garage, makes bringing in groceries a breeze while keeping the kitchen clutter-free and organized. Just off the kitchen, the great room offers a cozy yet sophisticated setting, complete with an elegant electric fireplace – perfect for relaxing evenings or hosting guests. The open-concept design seamlessly connects these spaces, making it easy to stay connected with family and friends. Upstairs, you'll discover a spacious bonus room that can easily be transformed into a playroom, home office, or additional family space. The top floor also features a conveniently located laundry room, making laundry days more efficient than ever. The primary suite is a true retreat. Step into your own private spa-like oasis, complete with a standalone soaker tub, perfect for unwinding after a long day. The ensuite also boasts a large, glass-enclosed shower and dual vanities, offering a luxurious experience every day. The generously sized walk-in closet provides ample space for all your wardrobe needs. Each additional bedroom is well-sized and filled with natural light, off				











