



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,348 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,174**  
 Low Sqft:  
 Ttl Sqft: **2,174**

DOM

**25**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
 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 Floorplan,Pantry,See Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>     |
|-------------------------|--------------|-----------------------|
| <b>Bonus Room</b>       | <b>Upper</b> | <b>12`10" x 13`2"</b> |
| <b>5pc Ensuite bath</b> | <b>Upper</b> | <b>11`0" x 10`10"</b> |
| <b>Laundry</b>          | <b>Upper</b> | <b>5`0" x 6`0"</b>    |
| <b>Bedroom</b>          | <b>Upper</b> | <b>11`2" x 10`0"</b>  |
| <b>Kitchen</b>          | <b>Main</b>  | <b>11`3" x 10`7"</b>  |
| <b>Mud Room</b>         | <b>Main</b>  | <b>6`8" x 10`4"</b>   |

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>14`0" x 13`6"</b> |
| <b>4pc Bathroom</b>      | <b>Upper</b> | <b>7`6" x 10`6"</b>  |
| <b>Bedroom</b>           | <b>Upper</b> | <b>9`10" x 10`8"</b> |
| <b>Great Room</b>        | <b>Main</b>  | <b>17`2" x 16`0"</b> |
| <b>Foyer</b>             | <b>Main</b>  | <b>7`6" x 9`7"</b>   |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>5`6" x 5`5"</b>   |











