



THE
A-TEAM

**RE/MAX
FIRST**

1632 RANGEVIEW Drive, Calgary T3S 0G9

MLS®#: **A2172475** Area: **Rangeview** Listing Date: **10/11/24** List Price: **\$630,900**
 Status: **Active** County: **Calgary** Change: **-\$19k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,577 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,249**
 Low Sqft:
 Ttl Sqft: **1,249**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **Alley Access, Double Garage Detached, Garage Door Opener**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater**
 Int Feat: **High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`7" x 8`8"	Dining Room	Main	11`0" x 9`10"
2pc Bathroom	Main	5`2" x 5`8"	Great Room	Main	11`11" x 12`0"
Bedroom - Primary	Upper	11`7" x 11`0"	Bedroom	Upper	8`4" x 9`6"
Bedroom	Upper	8`4" x 9`6"	Laundry	Upper	3`8" x 4`0"
3pc Ensuite bath	Upper	9`0" x 5`0"	4pc Bathroom	Upper	9`1" x 5`0"
Walk-In Closet	Upper	5`8" x 5`5"	Pantry	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2312256
 Zoning: R-G

Remarks

Pub Rmks: ***AMAZING VALUE* Exquisite & beautiful, you will be impressed by Jayman BUILT's "BRADY" model with SIDE ENTRY AND DOUBLE DETACHED GARAGE currently being built in the up & coming community of Rangeview. A lovely new first of its kind garden to table neighborhood with future community garden, parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a French Door refrigerator with icemaker, upgraded GAS RANGE, Panasonic microwave with trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room with a bank of amazing windows inviting an abundance of natural daylight in. To complete this level you have a pantry and a convenient half bath located at the rear of the home with a quaintly designated mud room heading out to your back yard. Discover the upper level where you will enjoy a full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite boasting a sizeable walk-in closet and 3pc en suite with over sized shower with sliding glass door. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, BBQ gas line, professionally designed Oke & Ore Colour Palette, convenient side entrance, located on a large corner lot, raised 9' basement ceiling height, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home! ** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ****

Inclusions: N/A
 Property Listed By: Jayman Realty Inc.

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