



THE
A-TEAM

**RE/MAX
FIRST**

1882 RANGEVIEW Drive, Calgary T2S 0C4

MLS®#: **A2174110** Area: **Rangeview** Listing Date: **10/18/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,540 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,484**
 Low Sqft:
 Ttl Sqft: **1,484**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Level,Street Lighting,Rectangular Lot,Views,Zero Lot Line**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Smart Home,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`9" x 11`10"	Dining Room	Main	14`7" x 9`10"
2pc Bathroom	Main	4`9" x 4`9"	Bedroom - Primary	Upper	12`6" x 11`8"
Bedroom - Primary	Upper	12`2" x 11`7"	Laundry	Upper	7`2" x 4`11"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Foyer	Main	7`0" x 4`6"	Living Room	Main	15`7" x 12`5"







