



THE
A-TEAM

**RE/MAX
FIRST**

66 SUGARSNAP Gardens, Calgary t3m2k1

MLS®#: **A2174459** Area: **Rangeview** Listing Date: **10/21/24** List Price: **\$814,900**
 Status: **Pending** 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: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,570**
 Low Sqft:
 Ttl Sqft: **2,570**

DOM

31
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Built-in Features,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 16`7"	4pc Bathroom	Main	0`0" x 0`0"
Nook	Main	10`10" x 12`0"	Mud Room	Main	7`10" x 11`3"
Bedroom	Main	10`4" x 10`1"	Great Room	Main	14`0" x 15`0"
Bedroom	Upper	9`10" x 12`2"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`0" x 12`2"	Bonus Room	Upper	12`10" x 15`6"

5pc Ensuite bath
Loft

Upper
Upper

0`0" x 0`0"
5`0" x 11`6"

Bedroom - Primary

Upper

15`0" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

231 2256

Zoning:
r-g

Remarks

Pub Rmks:

Quick possession new build in a sought after location by 'Daytona Homes', the 'THE AUSTYN-Z III MF' model. SEPARATE ENTRANCE | MAIN FLOOR FULL BATH + BED | 2,570 sq ft 4 bed/3 bath + Bonus up | BRAND NEW | All in SE Calgary's 'Rangeview' - offering a vibrant, master-planned community with modern amenities, green spaces. No compromises with the main floor having mud room (with built-ins), den (that can be used as bedroom), full bath, and seamlessly connected Kitchen, dining and living room. The Kitchen features: black hardware, under-mount sink, island space, quartz counters, two tone cabinetry, tiled to ceiling in hood fan area, cabinets to ceiling and so much more making the perfect place to enjoy home cooked meals and gatherings. Living room features a cozy electric fireplace, perfect for the cooler days. With large windows expanding no the back side, alongside oversized sliding glass patio door allowing ample natural light. Gorgeous vinyl floor throughout the main level enhances the luxury feel of the home. Wrought iron railing leads you upstairs to a large bonus room, a great additional space to have. Along with 3 bedrooms upstairs all having walk in closets, laundry and shared full bath. The primary room being a great size, that offers a large walk in closet, and 5 piece ensuite spa like retreat that features: double vanity, quartz counters, tub, walk in shower and private toilet. Unfinished basement is awaiting your ideas, with a separate entrance elevating its uses! Daytona Homes is a builder that uses their 30+ years of experience to create award winning homes without compromise.

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Mountain View)

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







