



THE
A-TEAM

**RE/MAX
FIRST**

179 SUGARSNAP Way, Calgary T3S 0K7

MLS® #: **A2175469**

Area: **Rangeview**

Listing Date: **10/25/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,562 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,696**
Low Sqft:
Ttl Sqft: **1,696**

DOM

99
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Level,Street Lighting,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 12`11"	Kitchen	Main	9`6" x 12`5"
Dining Room	Main	10`11" x 9`11"	2pc Bathroom	Main	7`6" x 3`0"
Mud Room	Main	5`8" x 5`10"	Bonus Room	Upper	9`6" x 12`9"
Bedroom - Primary	Upper	14`1" x 12`1"	5pc Ensuite bath	Upper	14`2" x 6`2"
Bedroom	Upper	11`1" x 10`3"	Bedroom	Upper	11`1" x 9`10"
4pc Bathroom	Upper	8`9" x 5`5"	Laundry	Upper	3`3" x 5`8"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G

2312256

Remarks

Pub Rmks: **Discover the "Carisa" by Hopewell Residential in Rangeview - Where Every Detail is Designed with You in Mind! Step into the Carisa, a home that harmonizes style, convenience, and functionality, tailored to meet the needs of today's families at an attainable price point. Thoughtfully designed from top to bottom, this residence is perfect for those who value a home that works with their lifestyle. As you enter, you'll be greeted by the open-concept kitchen that seamlessly blends with the dining and lifestyle areas, creating a bright, inviting space ideal for gatherings and everyday life. With a desirable west-facing backyard, natural light floods these rooms, bathing them in warm sunlight throughout the day. The kitchen is a true highlight, featuring stylish pot lights, a built-in microwave, a chimney hood fan, and carefully chosen finishes that balance both form and function. This is a space designed not only for cooking but for creating memories, with ample room for cooking, entertaining, and enjoying. The oversized pantry off the kitchen is a bonus for those who need extra storage space. The upper floor continues to impress with a well-located entertainment room that can flex as a family movie hub, play area, or cozy reading nook. Just steps away, the upper-floor laundry room is perfectly situated close to all bedrooms, bringing added convenience to the heart of daily routines. The spacious primary suite is a retreat within the home, offering a luxurious ensuite with carefully curated finishes to provide a serene start and end to your day. Completing this exceptional home is the 9-foot foundation, setting the stage for future basement development. The secondary entrance further enhances the potential, offering flexibility for an in-law suite, guest space, or additional living area down the line(A secondary suite would be subject to approval and permitting by the city/municipality). With a balance of quality features, thoughtful layout, and future development potential, the Carisa in Rangeview is a home where value, comfort, and possibilities come together. Start your journey here and discover the lifestyle you've been looking for. Located in Calgary's southeast, Rangeview is a unique master-planned community where life centers around food, sustainability, and connection. Known as Calgary's first "Garden-to-Table" neighborhood, Rangeview is designed to foster community interaction with shared gardens, orchards, and seasonal food festivals that celebrate local agriculture. Scenic pathways, wetlands, and gathering spaces bring residents together in nature while promoting a vibrant, socially connected environment. Situated near Seton's urban amenities—including the South Health Campus, YMCA, and a variety of shops and dining options—Rangeview truly offers a balanced lifestyle, making it an ideal place to put down roots. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home****

Inclusions:
 Property Listed By: **N/A
 Real Broker**

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



