



THE
A-TEAM

**RE/MAX
FIRST**

83 SUGARSNAP Avenue, Calgary T3S 0K6

MLS®#: **A2176521** Area: **Rangeview** Listing Date: **11/06/24** List Price: **\$649,900**
 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: **2,967 sqft**
 Lot Shape:

DOM

45
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**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 13`9" x 12`4" | Dining Room | Main | 11`9" x 9`10" |
| Living Room | Main | 13`5" x 15`2" | Bedroom - Primary | Upper | 13`7" x 11`4" |
| Bedroom | Upper | 9`3" x 9`6" | Bedroom | Upper | 9`3" x 9`6" |
| Laundry | Upper | 4`0" x 6`0" | 2pc Bathroom | Main | 5`6" x 6`0" |
| 3pc Ensuite bath | Upper | 10`2" x 5`0" | 4pc Bathroom | Upper | 5`0" x 9`0" |

Walk-In Closet

Upper

5`5" x 6`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2312256

Zoning:

R-G

Remarks

Pub Rmks:

Exquisite & beautiful, you will be impressed by Jayman BUILT's BROOKLYN model currently being built in the up-and-coming community of Rangeview. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space. Featuring 1400+sqft of craftsmanship & design while offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, elegant QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances adjacent to Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous bank of windows overlooking the front yard. Luxury laminate graces the Main floor, and stunning luxury vinyl tile in all Baths & laundry. The 2nd level boasts 3 bedrooms, convenient laundry & and a primary bedroom offering a PRIVATE ENSUITE with a spacious upgraded stand-alone shower with sliding glass door and walk-in Closet. Completing this wonderful home you also have double detached garage located at the rear of the home with lane access . Enjoy the lifestyle you & your family deserve in a beautiful 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, Triple Pane Windows, and Smart Home Technology Solutions! Additional features of this home include a CONVENIENT SIDE ENTRANCE, a professionally designed Down to Earth Colour Palette, upgraded GAS RANGE in kitchen, 10x10 deck with rear BBQ gas line and raised 9' basement ceiling height, and 3-piece rough-in plumbing in the basement. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family. Perfect!! ** 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 **Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Inclusions:

Property Listed By:

N/A

Jayman Realty Inc.

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





