

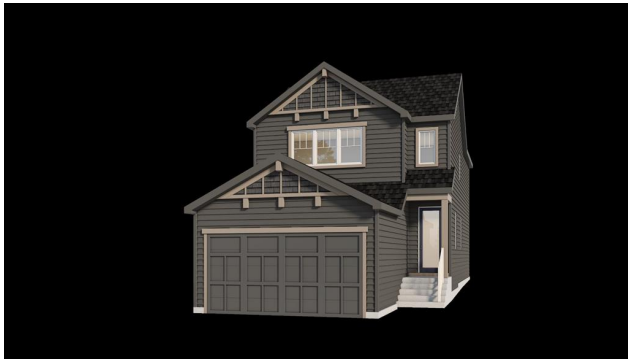


THE A-TEAM

RE/MAX FIRST

44 SUGARSNAP Way, Calgary T3S 0K5

MLS®#: A2180363 Area: Rangeview Listing 11/23/24 List Price: \$766,500
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: 3,842 sqft
Lot Shape:

DOM

60
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Front Yard,Level
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Lighting

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

Kitchen Appl: Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator
Int Feat: Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, 2pc Bathroom, Bedroom, Laundry, 4pc Bathroom, Mud Room, Walk-In Closet.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom, Bonus Room, Bedroom - Primary, 4pc Ensuite bath, Entrance.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312256**

Zoning:  
**R-G**

Remarks

Pub Rmks: **IMMEDIATE POSSESSION available. Welcome to 44 Sugarsnap Way SE, the stunning Ivy model home by the Award-Winning Baywest Homes, perfectly designed for modern family living. Nestled in the highly sought-after community of Rangeview, this spacious 3-bedroom home offers an exceptional blend of comfort and style. As you enter, you'll be welcomed by a striking central staircase, bathed in natural light from the open, airy great room with spacious dining area. The chef-inspired kitchen is a true focal point, complete with a generous central island and a walk-through pantry that leads to a convenient mudroom, seamlessly connecting to the double attached garage. Upstairs, the tranquil primary bedroom retreat awaits, offering a luxurious ensuite with premium finishes and a spacious walk-in closet. The upper level also features a versatile bonus room, perfect for a media room or play area, as well as two additional bedrooms, a full bathroom, and a thoughtfully placed laundry room. This home comes equipped with energy-efficient triple-pane windows, ensuring comfort throughout the year. Rangeview was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX First**

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







1. Vanity Cabinets 2. Quartz Countertop 3. Floor & Wall Tile  
 4. Shower Faucets 5. Vanity Faucet 6. Vanity Light



**Sage Essence Spec**  
 44 SugarSnap Way  
 Ensuite Bathroom  
 July 2024