



THE
A-TEAM

**RE/MAX
FIRST**

44 SUGARSNAP Way, Calgary T3S 0K5

MLS®#: **A2180363**

Area: **Rangeview**

Listing Date: **11/23/24**

List Price: **\$709,900**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 18-Apr**

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:

Finished Floor Area

Abv Sqft: **1,906**

Low Sqft:

Ttl Sqft: **1,906**

DOM

151

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`0" x 14`6"
2pc Bathroom	Main	
Bedroom	Upper	10`4" x 11`4"
Laundry	Upper	6`2" x 5`4"
4pc Bathroom	Upper	
Mud Room	Main	5`8" x 13`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 15`4"
Bedroom	Upper	10`0" x 10`0"
Bonus Room	Upper	10`4" x 10`8"
Bedroom - Primary	Upper	14`0" x 14`0"
4pc Ensuite bath	Upper	
Entrance	Main	4`8" x 6`0"

Walk-In Closet	Upper	8`8" x 5`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G	
Legal Desc:	2312256		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:	N/A		
Property Listed By:	RE/MAX First		

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









