



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**631 RANGEVIEW Street, Calgary T3S0L2**

MLS®#: **A2180400** Area: **Rangeview** Listing Date: **11/20/24** List Price: **\$599,999**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,530 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Street Lighting,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **BBQ gas line,Playground,Rain Gutters** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 16`3"	Kitchen	Main	11`0" x 14`6"
Dining Room	Main	12`11" x 10`3"	Office	Main	4`8" x 6`0"
2pc Bathroom	Upper	5`0" x 4`8"	Bedroom - Primary	Upper	11`8" x 14`1"
Bonus Room	Upper	12`4" x 11`6"	Bedroom	Upper	8`4" x 9`11"
Bedroom	Upper	9`3" x 9`11"	3pc Bathroom	Upper	7`11" x 5`0"
3pc Ensuite bath	Upper	4`11" x 7`11"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**2311561**

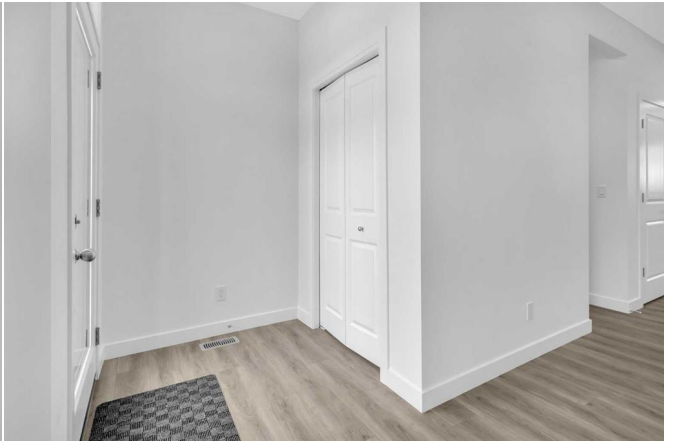
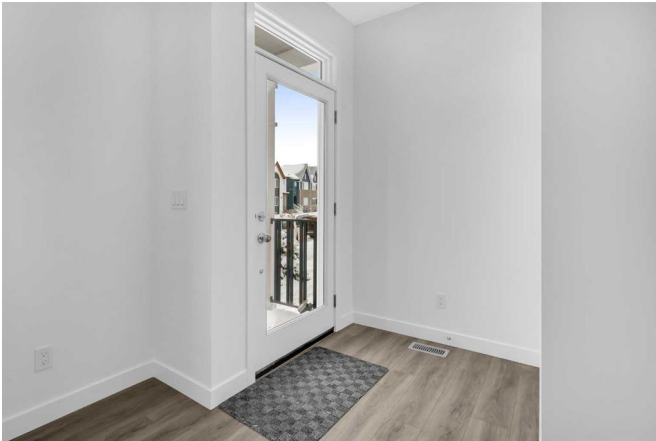
Remarks

Pub Rmks: **Welcome to your dream home in Rangeview, Calgary's sought-after GARDEN-TO-TABLE community! This stunning house offers the perfect blend of style, space, and functionality. This GORGEOUS home has 3 BEDROOMS IN TOTAL AND 2 1/2 bath was built by AWARD WINNING BUILDER "HOMES BY AVI. " Open concept plan main floor has 9 Ft. Ceiling with LARGE living room + OFFICE SPACE + SPACIOUS kitchen area WITH LARGE KITCHEN island + Extra Pot lights + Stainless steel Kitchen appliances. The UPPER LEVEL has the master suite with ensuite and walk in closet. Two generous bedrooms + BONUS ROOM + Full bathroom and laundry room. Other features to enjoy include: Quartz COUNTER TOPS in kitchen and ALL BATHS + LUXURY VINYL PLANK flooring on the main and LUXURY VINYL TILES in Baths and Laundry + 200 AMP service+ Gas line to stove+ 80 gallon Water tank. The Unfinished Basement with 9 ft ceilings, Separate Side Entrance , roughing for Washroom and laundry awaits your personal touch. West facing backyard features 10 by 10 Deck with gas line to BBQ and a gravel pad. Other Close to SOUTH HEALTH CAMPUS (a state of the art hospital in south Calgary) YMCA AT SETON (varied opportunities for recreation, leisure and learning) . FEW MINUTES DRIVE TO SUPERSTORE, BANKS, Theatres, RESTAURANTS, STONEY TRAIL AND DEERFOOT. BOOK YOUR PRIVATE SHOWING NOW!!!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

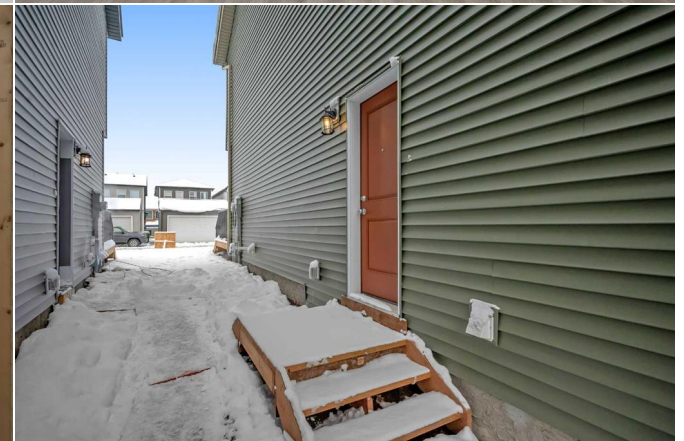
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

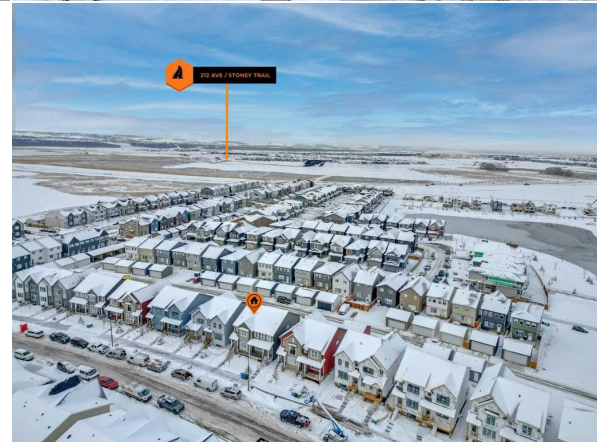
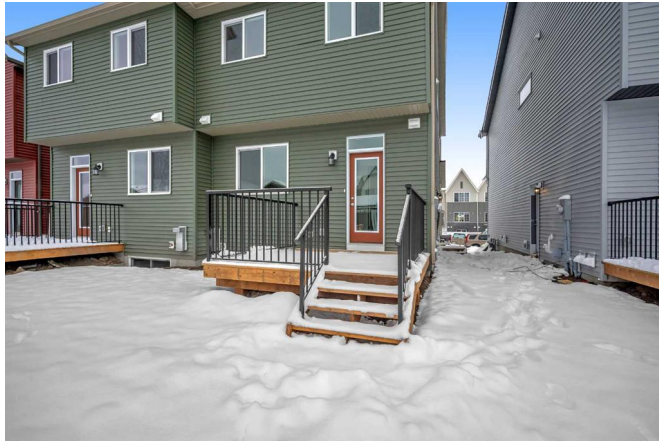












**631 Rangeview Wy SE, Calgary, AB**

Main Floor Exterior Area 743.00 sq ft  
Interior Area 678.54 sq ft

**631 Rangeview Wy SE, Calgary, AB**

Upper Floor Exterior Area 730.37 sq ft  
Interior Area 713.03 sq ft  
Excluded Area 6.17 sq ft



PREPARED: 2024/11/03



White regions are excluded from total floor area in GLUEX floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



PREPARED: 2024/11/03



White regions are excluded from total floor area in GLUEX floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.