



THE
A-TEAM

**RE/MAX
FIRST**

7526 202 Avenue, Calgary T2X4G4

MLS®#: **A2182498**

Area: **Rangeview**

Listing Date: **12/06/24**

List Price: **\$639,900**

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: **258 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,653**

Low Sqft:

Ttl Sqft: **1,653**

DOM

57

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**

Int Feat: **Open Floorplan, Quartz Counters, Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`4" x 13`8"	Kitchen	Main	15`9" x 12`5"
Dining Room	Main	10`11" x 12`9"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	13`11" x 13`7"	4pc Ensuite bath	Second	0`0" x 0`0"
Bonus Room	Second	9`9" x 14`9"	Bedroom	Second	9`0" x 9`5"
Bedroom	Second	9`10" x 9`2"	4pc Bathroom	Second	
Laundry	Second				

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc:

2211505

Remarks

Pub Rmks:

Introducing a stunning new TRUMAN-built 3-bedroom, 2.5-bathroom home nestled in the vibrant new Southeast community of Rangeview! Enjoy the convenience of close proximity to playgrounds, shopping, and being just minutes away from Calgary South Health Campus and Stoney Trail. Step inside this open-concept home and be greeted by a bright chef's kitchen, complete with full-height cabinetry, soft-close doors and drawers, an eating bar with quartz countertops, a stainless steel appliance package, and a spacious pantry. The central kitchen flows seamlessly into the dining area and great room, creating an ideal space for both daily living and entertaining. The main floor boasts 9' ceilings, luxury vinyl plank flooring, a 2-piece bathroom, a mudroom, and a separate side entrance for added convenience. Venture to the upper level to find the luxurious primary suite, featuring a tray ceiling, a lavish 4-piece ensuite, and a generous walk-in closet. The upper floor also includes a central bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry area. The unfinished basement, with its separate side entrance, offers endless possibilities for customization and expansion to suit your unique needs. Live better in this new TRUMAN-built home—designed for modern living and ultimate comfort. Make Rangeview your new address today!

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







