



THE
A-TEAM

**RE/MAX
FIRST**

94 FINCH Gardens, Calgary T3S 0H9

MLS®#: **A2183975**

Area: **Rangeview**

Listing Date: **12/18/24**

List Price: **\$749,999**

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: **3,239 sqft**
Lot Shape:

Access:

Lot Feat: **Level**
Park Feat: **Double Garage Attached**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 4`8"
Foyer	Main	6`7" x 8`4"
Living Room	Main	12`2" x 16`0"
4pc Bathroom	Upper	4`11" x 8`5"
Bedroom	Upper	10`6" x 9`6"
Den	Upper	9`4" x 5`8"
Laundry	Upper	8`2" x 5`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`8" x 9`11"
Kitchen	Main	10`8" x 12`6"
Mud Room	Main	7`8" x 8`3"
4pc Ensuite bath	Upper	9`3" x 10`4"
Bedroom	Upper	13`0" x 9`11"
Family Room	Upper	14`4" x 13`0"
Bedroom - Primary	Upper	13`4" x 12`0"

Walk-In Closet

Upper

9`4" x 5`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311095

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to this brand new, spacious home in the desirable Rangeview SE community! Boasting over 2,000 sq. ft. of living space, this stunning property features 3 bedrooms, 2.5 bathrooms, and an upper floor bonus room that provides ample space for relaxation or entertainment. The upper floor also includes a versatile den with a window, perfect for a home office or study area. The main level is designed for modern living with luxurious LVP flooring throughout. The open-concept living room is generously sized, while the dining area flows seamlessly into the backyard through a patio door, offering easy access to outdoor living. The kitchen is a chef's dream, complete with sleek quartz countertops, top-to-ceiling cabinetry, stainless steel appliances, and a chimney-style hood fan. Additional highlights include a rough-in for an electric car charger in the garage, a good-sized mudroom for convenience, and 9-foot ceilings on both the main and basement levels. The unfinished basement with a side entrance presents endless potential for customization and future growth. Located just minutes from the hospital, shopping, schools, YMCA, and a public library, this home offers an ideal blend of comfort and convenience. Don't miss out on the opportunity to make this your new home!

Inclusions:

Property Listed By:

na

PREP Realty

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













