



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**62 SUGARSNAP Gardens, Calgary T3S 0K4**

MLS®#: **A2184092**      Area: **Rangeview**      Listing **12/19/24**      List Price: **\$768,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$21k, 24-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,757**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,560 sqft**      Ttl Sqft: **1,757**  
 Lot Shape:

DOM

**11**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Playground**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 3`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`6" x 8`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 19`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 14`11"</b>	<b>Office</b>	<b>Main</b>	<b>5`11" x 5`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`5" x 8`9"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`0" x 14`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 11`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 11`2"</b>
<b>Family Room</b>	<b>Upper</b>	<b>12`10" x 13`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 14`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`8" x 5`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 9`7"</b>

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**11`8" x 10`2"  
3`11" x 7`4"**

**Kitchen  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**9`8" x 15`6"  
5`9" x 2`11"**

Title:  
**Fee Simple**  
Legal Desc:

**2312256**

Zoning:  
**R-G**

Remarks

Pub Rmks:

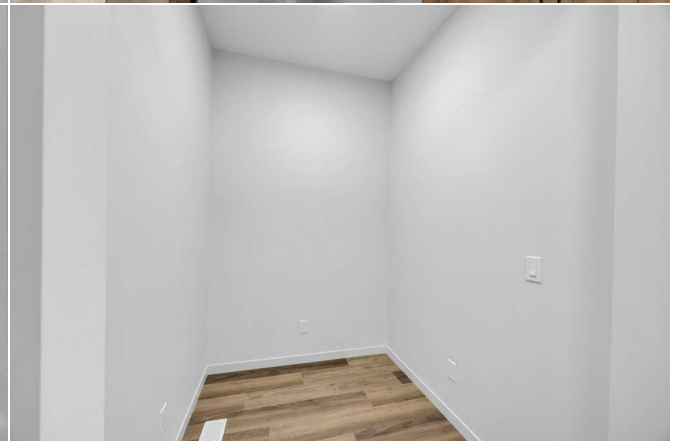
**Welcome to 62 SUGARSNAP GARDENS SE! This exceptional residence boasts a thoughtfully designed open-concept layout, ideal for modern living. The light-filled great room seamlessly connects to a chef's kitchen, complete with Stainless steel appliances and a dedicated office nook on the main floor. The kitchen is a culinary dream, offering ample storage, including a spacious pantry. The dining and living rooms are perfect for family meals and entertaining, while a well-planned mudroom provides smart storage solutions to keep your home organized. Upstairs, the primary suite offers a private retreat with a luxurious 4-piece ensuite and a walk-in closet. The upper level also features a versatile bonus room, convenient laundry, a full bathroom, and two additional generously sized bedrooms, rounding out the floor perfectly. Adding incredible value, this home includes a 2-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance. Featuring 9-foot ceilings, a fully equipped kitchen, a 4-piece bathroom, a spacious living room, and two bedrooms, this suite is ideal as a mortgage helper or for extended family. Nestled in Rangeview, Calgary's first Garden-to-Table community, this neighborhood inspires connection through food and nature. Residents enjoy walkable streets, open spaces, and vibrant gathering spots like community gardens, orchards, and a greenhouse. A network of pathways weaves through the community's 23+ acres of reconstructed wetlands, ponds, and creative play areas, offering endless opportunities to explore. Market Square serves as the community's heart, hosting events, food markets, and celebrations, complete with open lawns and playgrounds. This is more than a home—it's a lifestyle where community and sustainability thrive. Book your private showing today!**

Inclusions:  
Property Listed By:

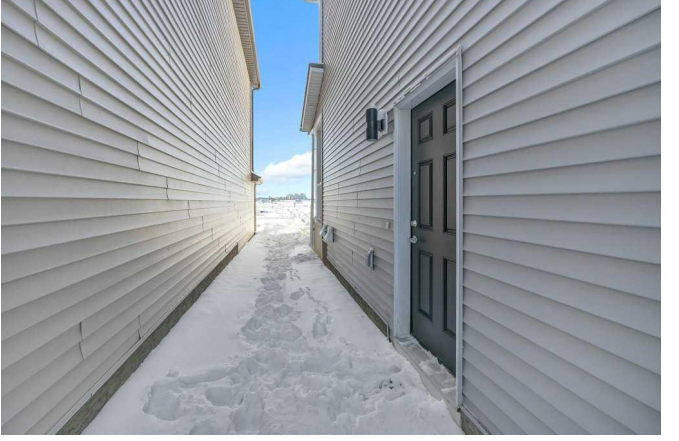
**Dishwasher. Electric stove, Hood fan, Refrigerator.  
PREP Realty**

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













**62 Sugarsnap Gdn SE, Calgary, AB**

Main Floor Exterior Area 761.16 sq ft  
Interior Area 699.90 sq ft  
Excluded Area 487.27 sq ft



0 5 10 ft PREPARED: 2024/11/26  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**62 Sugarsnap Gdn SE, Calgary, AB**

1st Floor Exterior Area 998.55 sq ft  
Interior Area 911.170 sq ft



0 4 8 ft PREPARED: 2024/11/26  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**62 Sugarsnap Gdn SE, Calgary, AB**

Basement (Below Grade) Exterior Area 683.95 sq ft  
Interior Area 514.15 sq ft



0 3 6 ft PREPARED: 2024/11/26  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.