



THE
A-TEAM

**RE/MAX
FIRST**

62 SUGARSNAP Gardens, Calgary T3S 0K4

MLS®#: **A2189213**

Area: **Rangeview**

Listing Date: **01/21/25**

List Price: **\$749,900**

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: **3,560 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,757**
Low Sqft:
Ttl Sqft: **1,757**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
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
2pc Bathroom	Main	7`0" x 3`0"	Dining Room	Main	10`0" x 10`11"
Foyer	Main	10`6" x 8`5"	Kitchen	Main	15`6" x 19`11"
Living Room	Main	12`10" x 14`11"	Office	Main	5`11" x 5`5"
4pc Bathroom	Upper	5`5" x 8`9"	4pc Ensuite bath	Upper	6`0" x 14`2"
Bedroom	Upper	9`10" x 11`2"	Bedroom	Upper	10`2" x 11`2"
Family Room	Upper	12`10" x 13`3"	Bedroom - Primary	Upper	12`0" x 14`2"
4pc Bathroom	Basement	7`8" x 5`0"	Bedroom	Basement	9`7" x 9`7"

**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!

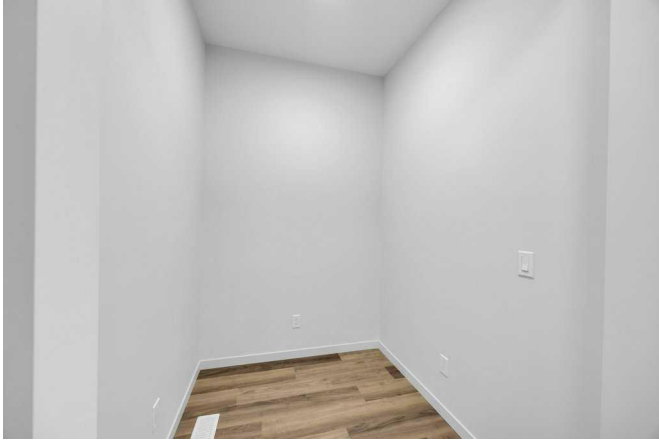
Inclusions:
Property Listed By:

**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 781.36 sq ft
Interior Area 551.36 sq ft
Excluded Area 487.37 sq ft



PREPARED: 2024/11/28



White regions are excluded from total floor area in GUCDE 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 596.35 sq ft
Interior Area 471.70 sq ft



PREPARED: 2024/11/28



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62 Sugarsnap Gdn SE, Calgary, AB

Basement (Below Grade) Exterior Area 483.85 sq ft
Interior Area 414.13 sq ft



PREPARED: 2024/11/28



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