



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 FINCH Gardens, Calgary T3S 0H9**

MLS®#: **A2192563**      Area: **Rangeview**      Listing Date: **02/11/25**      List Price: **\$699,000**  
 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:

Finished Floor Area  
 Abv Sqft: **2,011**  
 Low Sqft:  
 Ttl Sqft: **2,011**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

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/Bsmt: **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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`6" x 15`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>35`0" x 32`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>21`7" x 27`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>35`0" x 41`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>39`11" x 52`6"</b>	<b>Mud Room</b>	<b>Main</b>	<b>25`2" x 27`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>16`2" x 27`8"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>30`4" x 33`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>34`5" x 31`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>42`8" x 32`7"</b>
<b>Den</b>	<b>Upper</b>	<b>30`7" x 18`7"</b>	<b>Family Room</b>	<b>Upper</b>	<b>47`0" x 42`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>26`10" x 19`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>43`9" x 39`4"</b>

Walk-In Closet

Upper

30`7" x 17`6"

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:

n/a

PREP Realty

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













