

**26 Lavender Drive SE
Calgary, Alberta**

MLS # A2267629



\$735,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Rectangular Lot, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Welcome to 26 Lavender Drive SE, a modern home offering 2,127.6 sq. ft. of bright, functional living space. The striking two-tone exterior, covered entry, and double attached garage make a great first impression. Inside, the open-concept main floor boasts large windows, a cozy fireplace, a dining area, and a modern kitchen with stainless steel appliances and a large island. A built-in grow light provides the perfect spot for plants year-round, while modern upgrades like a WiFi smart light switch add convenience and energy efficiency. Step outside to a private backyard with a lawn, deck, pergola, and a city-approved sunroom with a fiberglass patio enclosure. Floor-to-ceiling glass walls and a transparent roof fill the space with light, making it perfect for all-season enjoyment. Upstairs, the spacious primary bedroom features a 5-piece ensuite and walk-in closet, while two additional bedrooms with walk-in closets, a 4-piece bath, and upper-level laundry complete the level. The nearly finished, city-approved basement offers a family room, bedroom, 4-piece bath, and extra space for storage, a gym, or a flex area. Located in the family-friendly Rangeview community, just 7 minutes from the hospital, with parks, walking paths, nearby schools, and a future high school planned. Don't miss your chance—book a showing today!