

**26 Lavender Drive SE
Calgary, Alberta**

MLS # A2267629

\$735,000



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
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!