

99 Raven Point SE
 Calgary, Alberta

MLS # A2269627

\$519,800



Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,530 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	n/a		

Exceptional opportunity in Rangeview, this 1,530 sq ft TRUMAN 3-bedroom home with a DETACHED DOUBLE GARAGE delivers the space, features, and location buyers are actively searching for, surrounded by parks, retail amenities, the Calgary South Health Campus, and quick access to Stoney Trail. Step inside to a bright, open-concept main floor designed for modern living and effortless entertaining. Soaring 9' ceilings and luxury vinyl plank flooring amplify the sense of space, while the seamless flow between the living, dining, and kitchen areas makes every square foot of this 1,530 sq ft home feel intentional and inviting. At the heart of the home, the chef-inspired kitchen delivers both style and substance, featuring quartz countertops, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, a sleek eating bar, and a generous walk-in pantry—perfect for hosting or everyday living. Upstairs, a versatile central bonus room offers flexible living space ideal for a home office, media room, or play area. The primary bedroom, comes complete with a tray ceiling, 4-piece ensuite, and a spacious walk-in closet. Two additional bedrooms, a beautifully finished main bath, and an upper-floor laundry room add everyday convenience. This home delivers the perfect balance of design, comfort, and long-term value. Opportunities like this in Rangeview are limited—don't miss your chance to secure one of the few homes that truly checks every box. *Photo gallery showcases a similar home.