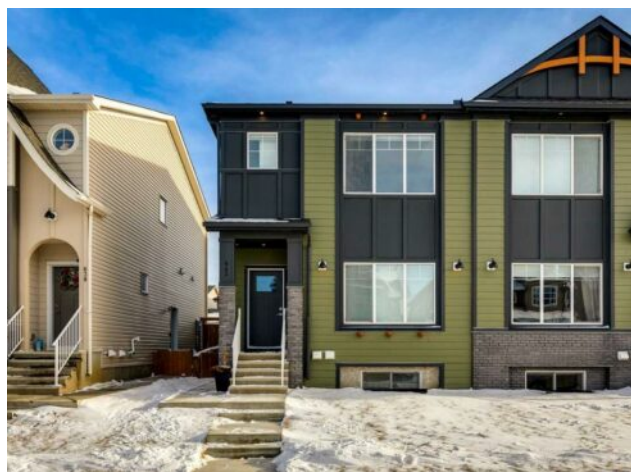


642 Rangeview Street SE  
Calgary, Alberta

MLS # A2282167



# \$669,900

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Rangeview                                                                 |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                        |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                           |               |                  |
| <b>Size:</b>     | 1,808 sq.ft.                                                              | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Paved                               |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Paved |               |                  |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement: Washer, dryer, fridge, stove, dishwasher, microwave hoodfan, window coverings-all

Experience a rare opportunity to own an impeccably crafted, 2024-built luxury home by TRUMAN in the award-winning community of Rangeview. This turn-key property offers an incredible dual-income setup or a perfect multi-generational living arrangement, featuring a primary residence and a purpose-built legal basement suite already generating impressive rental income. The main residence welcomes you with a sun-drenched, open-concept floor plan defined by soaring 9' ceilings and luxury vinyl plank flooring throughout. At the heart of the home, the expansive kitchen serves as a true centerpiece, boasting premium quartz countertops, extended full-height soft-close cabinetry, stainless steel appliances, and a massive walk-in pantry. The upper level is designed for ultimate functionality, featuring a central bonus room that separates the two spacious secondary bedrooms from the primary retreat. This primary bedroom serves as a private sanctuary, complete with a generous ensuite and a large walk-in closet, while a dedicated laundry room adds everyday convenience. The legal basement suite was thoughtfully designed to ensure total privacy and comfort for its occupants. This self-contained one-bedroom, one-bathroom unit features its own separate entrance, independent laundry, and high-end luxury vinyl plank flooring. The open-concept kitchen and surprisingly spacious living area make it a highly desirable rental unit or a premium space for family members. The exterior of the property is fully complete with professional landscaping, a fully fenced yard, and a double detached garage. Situated just minutes from the Calgary South Health Campus, major retail hubs, and Stoney Trail, this home offers a sophisticated lifestyle in a prime location. Whether you are looking to bolster your investment portfolio or offset your mortgage in a

brand-new luxury build, this property is a standout choice.