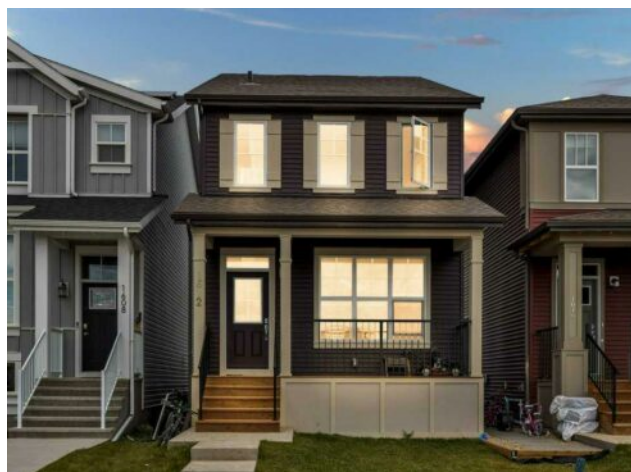


**1612 Rangeview Drive SE
Calgary, Alberta**

MLS # A2285077



\$649,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,539 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	NA		

Discover this stunning, extensively upgraded new-build 1,539 sq. ft. single-family lane home in the vibrant, up-and-coming Rangeview garden-to-table community with future parks, playgrounds, schools, and community gardens — featuring a FRONT PORCH, SIDE ENTRANCE, MAIN-FLOOR SMALL OFFICE, LVP on main and upper floors, an elevated kitchen with large center island and flush eating bar, stainless steel appliances and slide-in smooth-top range flowing to a dining area and bright Great Room, plus a den, MAIN-FLOOR BONUS AREA, 3 bedrooms, 2.5 bathrooms, a generous upstairs BONUS ROOM, primary suite with walk-in closet and 4-piece ensuite, convenient second-floor laundry, lower level with side entrance, large window and 3-piece rough-in ready for customization, and a fully permitted legal basement suite with 2 bedrooms, full bathroom, complete kitchen, separate laundry and private living room — all minutes from South Campus Hospital, the YMCA, shopping, dining, entertainment and more.