

1612 Rangeview Drive SE  
Calgary, Alberta

MLS # A2285077



**\$649,900**

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

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