



# 204 Lavender Manor Calgary Alberta

\$799,900

Welcome to 204 Lavender Manor SE. Introducing the Rosemary model by the award-winning Baywest Homes, located in the popular new community of Rangeview. Construction has just begun, so buy now and follow along as your dream home takes shape. This home, featuring three bedrooms, 2.5 bathrooms, and a large bonus room, is ideal for today's growing family. The interior finishings have been selected by a professional interior designer. The kitchen boasts sleek grey cabinets, white marble quartz countertops, a spacious pantry, and a stainless steel appliance package. The great room, featuring a cozy gas fireplace and oversized windows, adjoins the dining room and offers a view of the backyard. The main floor office is perfect for working from home. A half bath on the main level is strategically tucked away for privacy. Upstairs, you will enter the large bonus room and find four bedrooms, plus a centrally located laundry room. The primary bedroom is generously sized and includes an ensuite bath with a spacious vanity, dual sinks, and a walk-in closet. The remaining three bedrooms share a full bathroom. The undeveloped basement offers potential for another bedroom, bathroom, family/rec room, and ample storage. This home also features a west-facing backyard, a 10' x 12' deck, and a front-attached double garage. Rangeview, by Section23 Developments, is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Future plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring li...

- Other 6.83 Ft x 8.83 Ft
- Kitchen 11.25 Ft x 13.83 Ft
- Living room 13.00 Ft x 14.00 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Den 8.00 Ft x 9.33 Ft

- Bonus Room 12.00 Ft x 13.08 Ft
- 5pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 13.17 Ft x 14.50 Ft
- Bedroom 9.83 Ft x 11.00 Ft
- Laundry room 5.67 Ft x 7.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

### Mirror

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Dining room 11.00 Ft x 13.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.83 Ft x 11.00 Ft