



137 Lavender Manor Calgary Alberta

\$639,900

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "BROOKLYN" model located in the brand new community of Range View. A soon to be lovely neighborhood with great amenities welcomes you into 1400+sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, elegant QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances adjacent to Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Luxury laminate graces the Main floor along with stunning luxury vinyl tile in all Baths & laundry. The 2nd level boasts 3 bedrooms, convenient laundry & Master Bedroom offering a PRIVATE EN SUITE with a spacious upgraded stand up glass shower & Walk in Closet. Completing this wonderful home you also have a DOUBLE DETACHED GARAGE in the rear of the home. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Additional features of this home include a CONVENIENT SIDE ENTRANCE, desirable corner lot, 10x10 deck with BBQ gas line and raised 9' basement ceiling height and 3-piece rough-in plumbing in basement. Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm. (id:6769)

Kitchen 12.32 Ft x 15.75 Ft
 Dining room 11.75 Ft x 9.08 Ft
 Living room 13.42 Ft x 13.58 Ft
 2pc Bathroom 5.50 Ft x 5.25 Ft
 Primary Bedroom 13.42 Ft x 11.34 Ft
 Bedroom 9.25 Ft x 9.50 Ft

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 Laundry room 3.92 Ft x 6.00 Ft
 3pc Bathroom 10.17 Ft x 5.00 Ft
 4pc Bathroom 5.00 Ft x 9.50 Ft
 Other 5.58 Ft x 6.00 Ft

Listing Presented By:



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JAYMAN REALTY INC.

<http://www.jayman.com/why-buy-a-jayman/realty>



**RE/MAX REAL ESTATE
(CENTRAL)**

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