



## 614 Rangeview Street Calgary Alberta

\$709,900

Discover contemporary elegance in this stunning new TRUMAN built 3-bedroom, 2.5-bathroom home, perfectly situated in the desirable Rangeview community. This residence offers a 1 Bedroom Legal Basement Suite and is just a stone's throw from playgrounds, shopping, and only minutes from Calgary South Health Campus and Stoney Trail. As you enter, you'll be welcomed by an open concept design that seamlessly blends the bright chef's Kitchen with the Dining and Great Room. The Kitchen features full-height cabinetry, soft-close doors and drawers, a convenient eating bar topped with quartz countertops, stainless steel appliances, and a pantry—perfect for culinary enthusiasts. The main floor boasts 9' ceilings, stylish LVP flooring, a 2-piece bathroom, a mudroom, and a separate side entrance, adding to the home's functionality. Upstairs, the primary suite impresses with a 4-piece ensuite, and a spacious walk-in closet. The upper floor also features a central bonus room, two additional bedrooms, a full bathroom, and a laundry area for your convenience. The legal basement suite is a fantastic asset, complete with its own private separate entrance, making it ideal for rental income or extended family living. Don't miss out on this incredible opportunity to own a beautiful home in Rangeview. Photo gallery of a similar home, schedule your viewing today! (id:6769)

Primary Bedroom 13.25 Ft x 13.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 11.92 Ft x 14.92 Ft

Bedroom 9.92 Ft x 9.08 Ft

Bedroom 10.83 Ft x 9.67 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Other 10.08 Ft x 11.67 Ft

Family room 20.83 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Bedroom 11.67 Ft x 10.17 Ft

Laundry room Measurements not available

Living room 16.42 Ft x 13.83 Ft

Kitchen 16.75 Ft x 12.42 Ft

Dining room 11.42 Ft x 12.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.olivertrutina.com/>

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
[ctimos@telus.net](mailto:ctimos@telus.net)