



## 631 Rangeview Street Calgary Alberta

\$599,999

Welcome to your dream home in Rangeview, Calgary's sought-after GARDEN-TO-TABLE community! This stunning house offers the perfect blend of style, space, and functionality. This GORGEOUS home has 3 BEDROOMS IN TOTAL AND 2 1/2 bath was built by AWARD WINNING BUILDER "HOMES BY AVI." Open concept plan main floor has 9 Ft. Ceiling with LARGE living room + OFFICE SPACE + SPACIOUS kitchen area WITH LARGE KITCHEN island + Extra Pot lights + Stainless steel Kitchen appliances. The UPPER LEVEL has the master suite with ensuite and walk in closet. Two generous bedrooms + BONUS ROOM + Full bathroom and laundry room. Other features to enjoy include: Quartz COUNTER TOPS in kitchen and ALL BATHS + LUXURY VINYL PLANK flooring on the main and LUXURY VINYL TILES in Baths and Laundry + 200 AMP service+ Gas line to stove+ 80 gallon Water tank. The Unfinished Basement with 9 ft ceilings, Separate Side Entrance, roughing for Washroom and laundry awaits your personal touch. West facing backyard features 10 by 10 Deck with gas line to BBQ and a gravel pad. Other Close to SOUTH HEALTH CAMPUS (a state of the art hospital in south Calgary) YMCA AT SETON (varied opportunities for recreation, leisure and learning) . FEW MINUTES DRIVE TO SUPERSTORE, BANKS, Theatres, RESTAURANTS, STONEY TRAIL AND DEERFOOT. BOOK YOUR PRIVATE SHOWING NOW!!! (id:6769)

Living room 11.92 Ft x 16.25 Ft

Kitchen 11.00 Ft x 14.50 Ft

Dining room 12.92 Ft x 10.25 Ft

Office 4.67 Ft x 6.00 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Primary Bedroom 11.67 Ft x 14.08 Ft

Bonus Room 12.33 Ft x 11.50 Ft

Bedroom 8.33 Ft x 9.92 Ft

Bedroom 9.25 Ft x 9.92 Ft

3pc Bathroom 7.92 Ft x 5.00 Ft

3pc Bathroom 4.92 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

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