



# 638 Rangeview Street Calgary Alberta

\$674,900

LEGAL SUITE | 2023 CALGARY'S BEST NEW COMMUNITY | FIRST GARDEN-TO-TABLE COMMUNITY: GREENHOUSES, ORCHARDS & GARDENS | NEARLY 2,700 SQFT OF LIVING SPACE | FOUR BEDROOMS | FOUR BATHROOMS | NO GST | RENTAL INCOME OPPORTUNITY | 1-YEAR APPLIANCE WARRANTY | Welcome to this beautifully upgraded, modern semi-detached home in Rangeview, Calgary's award-winning new community. With nearly 2,700 sq. ft. of bright and inviting living space, this home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability, while all appliances come with a one-year warranty from Coast Appliances, offering peace of mind. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a formal dining space and a chef's kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry. With upgraded vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suite--with a separate entrance, full kitchen, spacious living area, and bathroom--offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to S...

4pc Bathroom 7.42 Ft x 9.00 Ft  
 Bedroom 10.33 Ft x 11.75 Ft  
 Kitchen 11.42 Ft x 10.58 Ft  
 Living room 14.58 Ft x 20.42 Ft  
 Furnace 8.58 Ft x 7.92 Ft

Living room 13.83 Ft x 16.92 Ft  
 4pc Bathroom 9.67 Ft x 4.92 Ft  
 4pc Bathroom 5.00 Ft x 7.92 Ft  
 Bedroom 9.67 Ft x 13.25 Ft  
 Bedroom 9.17 Ft x 10.00 Ft

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Listing Presented By:



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**(CENTRAL)**

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

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

2pc Bathroom 6.00 Ft x 5.00 Ft  
Dining room 12.75 Ft x 11.42 Ft  
Kitchen 14.58 Ft x 16.25 Ft

Bonus Room 15.08 Ft x 12.00 Ft  
Primary Bedroom 13.92 Ft x 13.33 Ft