



7514 202 Avenue Calgary Alberta

\$699,900

Discover elevated living in this stunning former TRUMAN showhome, a 3-bedroom, 2.5-bathroom residence located in the vibrant new Southeast community of Rangeview. Thoughtfully designed and packed with premium upgrades, this home offers exceptional convenience with close proximity to playgrounds, shopping, Calgary South Health Campus, YMCA, and easy access to Stoney Trail. The open-concept main floor features 9' ceilings, luxury vinyl plank flooring, and a bright, modern chef's kitchen complete with full-height cabinetry, soft-close drawers and doors, quartz countertops, a stainless steel appliance package, a spacious pantry, and an eating bar that flows seamlessly into the dining and living areas—perfect for entertaining. A stylish 2-piece bath, mudroom, and separate side entrance enhance functionality on the main level. Upstairs, you'll find a primary bedroom with a tray ceiling, a spa-inspired 4-piece ensuite, and a large walk-in closet, along with a central bonus room, two additional bedrooms, a full bathroom, and a convenient laundry area. The 1 Bedroom Legal Basement Suite, is accessible through its own private entrance, is ideal for extended family living or generating rental income, offering flexibility and long-term value. Live better in this move-in-ready, TRUMAN-built home designed for modern comfort, functionality, and financial versatility in one of Calgary's most exciting new communities. *Photos are from a similar listing* (id:6769)

Primary Bedroom 13.50 Ft x 13.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 11.08 Ft x 10.17 Ft

Bedroom 9.17 Ft x 9.92 Ft

Bedroom 9.00 Ft x 9.33 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Family room 14.50 Ft x 11.92 Ft

4pc Bathroom Measurements not available

Kitchen 12.00 Ft x 9.08 Ft

Bedroom 10.08 Ft x 9.75 Ft

Laundry room Measurements not available

Living room 13.33 Ft x 13.42 Ft

Kitchen 12.25 Ft x 15.50 Ft

Dining room 9.92 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

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(CENTRAL)**

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