



# 83 Sugarsnap Avenue Calgary Alberta

\$649,900

Exquisite & beautiful, you will be impressed by Jayman BUILT's BROOKLYN model currently being built in the up-and-coming community of Rangeview. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space.

Featuring 1400+sqft of craftsmanship & design while 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 bank of windows overlooking the front yard. Luxury laminate graces the Main floor, and stunning luxury vinyl tile in all Baths & laundry. The 2nd level boasts 3 bedrooms, convenient laundry & and a primary bedroom offering a PRIVATE ENSUITE with a spacious upgraded stand-alone shower with sliding glass door and walk-in Closet. Completing this wonderful home you also have double detached garage located at the rear of the home with lane access . Enjoy the lifestyle you & your family deserve in a beautiful 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, a professionally designed Down to Earth Colour Palette, upgraded GAS RANGE in kitchen, 10x10 deck with rear BBQ gas line and raised 9' basement ceiling height, and 3-piece rough-in plumbing in the basement. A brand new build with all of the difficult decisions decided along with a...

Kitchen 13.75 Ft x 12.33 Ft  
 Dining room 11.75 Ft x 9.83 Ft  
 Living room 13.42 Ft x 15.17 Ft  
 2pc Bathroom 5.50 Ft x 6.00 Ft  
 Primary Bedroom 13.58 Ft x 11.34 Ft  
 Bedroom 9.25 Ft x 9.50 Ft

Bedroom 9.25 Ft x 9.50 Ft  
 Laundry room 4.00 Ft x 6.00 Ft  
 3pc Bathroom 10.17 Ft x 5.00 Ft  
 4pc Bathroom 5.00 Ft x 9.00 Ft  
 Other 5.42 Ft x 6.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Jayman Realty Inc.

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



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

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

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