



167 Sugarsnap Way Calgary Alberta

\$774,900

Welcome to the Kalara in Rangeview - where thoughtful design meets everyday comfort at an approachable price point. This beautifully designed spec home is built to support the needs of modern families, offering a perfect blend of functionality, flexibility, and style. The open-concept main floor creates a natural flow between the kitchen, dining, and lifestyle areas—ideal for entertaining or relaxed family living. Thanks to the south-facing backyard, natural light fills the main living space, adding warmth and energy throughout the day. The kitchen shines as the heart of the home, featuring pot lights, a built-in microwave, sleek chimney-style hood fan, and carefully selected finishes that marry form with function. A spacious walk-in pantry adds practical storage and organization for busy households. A main floor flex room offers a versatile space that can serve as a home office, study nook, or playroom—whatever suits your family's needs. Upstairs, a centrally located loft provides even more flexibility, whether used as a cozy media area or a place for the kids to unwind. The nearby laundry room makes daily chores convenient and efficient. The primary suite offers a peaceful retreat, complete with a stylish ensuite and generous walk-in closet. Three additional bedrooms upstairs provide plenty of room for a growing family. This home also includes a 9-foot foundation and a separate side entrance, offering potential for future basement development (subject to city approval)—whether that's a guest suite, income helper, or extended family space. Rangeview is Calgary's first garden-to-table community, thoughtfully planned to encourage connection, sustainability, and a true sense of neighborhood. Enjoy an abundance of parks, pathways, community gardens, and gathering spaces, all while being close to schools, shopping, and the South Health Campus. (id:6769)

Living room 12.92 Ft x 12.92 Ft
Dining room 10.00 Ft x 10.00 Ft
Kitchen 10.33 Ft x 12.42 Ft
Office 10.00 Ft x 12.58 Ft
2pc Bathroom 5.67 Ft x 6.00 Ft
Pantry 6.00 Ft x 5.50 Ft

Primary Bedroom 16.00 Ft x 12.08 Ft
5pc Bathroom 6.00 Ft x 14.50 Ft
Bedroom 11.08 Ft x 9.50 Ft
Bedroom 11.08 Ft x 9.50 Ft
4pc Bathroom 6.17 Ft x 10.92 Ft
Laundry room 8.33 Ft x 5.33 Ft

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

Listing Presented By:



Originally Listed by:
Real Broker

<http://onehouse.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

