



1882 Rangeview Drive Calgary Alberta

\$679,000

(Open house Sunday 15 June 1-4 PM) Welcome to this stunning home By Jayman built Edward 18 model, ideally located directly across from a picturesque park in one of Calgary's pioneering garden-to-table in Rangeview communities. This nearly new, impeccably maintained home combines sophisticated design with everyday practicality, offering exceptional curb appeal and luxurious functionality throughout. Step inside to discover a thoughtfully designed four-level split floor plan that maximizes space, light, and livability. At the heart of the home, the gourmet kitchen impresses with a waterfall-edge quartz island, flush eating bar, and high-end KitchenAid stainless steel appliances—including a French-door fridge with water & ice, gas cooktop, slide-in oven, built-in microwave, and a stylish chimney hood fan. The adjacent dining area is bright and spacious. Overlooking the lower-level great room, the open-concept layout features soaring ceilings, expansive side windows, and a sleek glass railing, creating a light-filled and airy atmosphere. A rare and desirable feature, this home offers two private primary suites, each on its own upper level, complete with full ensuites ideal for multigenerational living or ultimate privacy. The top-level open-to-below design adds architectural interest and a modern lofted feel. Additional highlights include Double detached garage with Lift Master IQ smart opener & built-in camera. Luxury vinyl plank flooring, LED recessed lighting throughout main living areas. Rear BBQ deck with gas line for outdoor entertaining. Raised basement ceilings with large windows & rough-in plumbing for future development. Fireplace in flex room, and integrated motorized blinds. Energy-Efficient & Smart Living: 6 solar panels (Core Performance Package), Built Green Canada Certified with Ener Guide Rating. High-efficiency furnace with MERV 13 filter & HRV s...

Kitchen 11.42 Ft x 11.75 Ft

4pc Bathroom 7.75 Ft

4pc Bathroom 8.17 Ft x 8.08 Ft

Laundry room 7.25 Ft x 4.83 Ft

Primary Bedroom 12.58 Ft x 11.67 Ft

Other 4.42 Ft x 4.50 Ft

Living room 15.75 Ft x 12.42 Ft

Den 9.25 Ft x 4.92 Ft

Dining room 14.58 Ft x 9.83 Ft

Pantry 2.00 Ft x 2.67 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Bedroom 12.17 Ft x 11.58 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

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

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