



37 LAVENDER Pass Calgary Alberta

\$725,000

Step into modern comfort in this beautifully designed 2023-built home located in Calgary's vibrant garden-to-table community of Rangeview. Featuring 9-foot ceilings and a bright, open-concept layout, the main floor seamlessly connects the spacious living, dining, and kitchen areas—perfect for entertaining or everyday living. A versatile computer room adds function and flexibility for remote work or study. Over 2160sqft of total living space. Upstairs offers three well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The upper-level laundry and bonus room provide added convenience and extra living space. The fully legal basement suite—with a separate entrance—includes one bedroom, one full bathroom, its own laundry, and a full kitchen, making it ideal for rental income or extended family. Enjoy outdoor living with a welcoming front porch, sunny rear deck, and the added value of a double detached garage. This home delivers style, space, and smart investment potential in one of Calgary's most exciting new communities. (id:6769)

Bedroom 9.42 Ft x 9.92 Ft
 Bedroom 9.08 Ft x 9.92 Ft
 Laundry room 3.17 Ft x 3.17 Ft
 Family room 10.92 Ft x 13.00 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft
 Primary Bedroom 10.33 Ft x 12.92 Ft
 Other 5.58 Ft x .42 Ft
 4pc Bathroom 7.75 Ft x 5.58 Ft
 Bedroom 9.92 Ft x 11.67 Ft
 Other 5.67 Ft x 4.42 Ft

4pc Bathroom 5.33 Ft x 8.08 Ft
 Storage 3.25 Ft x 4.83 Ft
 Living room/Dining room 11.75 Ft x 11.17 Ft
 Kitchen 9.17 Ft x 7.58 Ft
 Laundry room 3.83 Ft x 4.92 Ft
 Furnace 9.42 Ft x 17.67 Ft
 Office 5.58 Ft x 5.92 Ft
 Other 6.00 Ft x 4.92 Ft
 Living room 12.92 Ft x 15.08 Ft

Listing Presented By:



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