



## 50 Lavender Road Calgary Alberta

\$699,999

\*\*\*FORMER SHOWHOME\*\*\* Welcome to this captivating former showhome built by "Homes by Avi". A solid foundation for a traditional beginning home, tucked away in SE Rangeview, Calgary's first garden-to-table community, the newest neighborhood. It is closely accessible to Mahogany Beach, South Hospital, local schools, and a couple of min's drive to the Mahogany Village Market. This impeccable home immaculate 3 storey with high ceilings, a detached double garage, and an upgraded kitchen that boasts quartz countertops & black stainless steel appliances, a kitchen island, a built-in microwave, and a contemporary chimney hood fan. A wooden deck with a view of the lovely backyard is accessible from the kitchen through a door. With its huge, bright windows facing the front of the house, the living room is situated there. Designed thoughtfully, it has 3 beds with 2.5 baths. The spacious master bedroom features an opulent walk-in closet, drop-down lights, and a high ceiling. This property comes with a commodious upper bonus room that is perfect for a family movie night. Outfitted with modern amenities including a built-in sound system, central AC, recessed lighting, and premium feature Golden chrome faucets in the baths. This property features quintessential Solar Panels, UV air Purification System, High Efficiency Furnace. A separate laundry room on the second floor. A future urban village, parks and pathways, playgrounds, a central greenhouse, large gardens, a gathering spot, and a plethora of community events are all close by. The convenience of the neighboring Seton's dining options, entertainment, and shopping will appeal to the residents. Get in touch with us or your favourite realtor right now to arrange a private showing of this amazing home! (id:6769)

5pc Bathroom 5.08 Ft x 10.75 Ft  
Bedroom 10.17 Ft x 12.42 Ft  
Bedroom 10.17 Ft x 12.08 Ft  
2pc Bathroom 5.75 Ft x 4.75 Ft  
Den 5.75 Ft x 6.08 Ft  
Dining room 15.08 Ft x 9.50 Ft

Kitchen 13.08 Ft x 14.42 Ft  
Living room 13.08 Ft x 15.33 Ft  
3pc Bathroom 6.75 Ft x 7.50 Ft  
Family room 15.17 Ft x 13.17 Ft  
Laundry room 5.58 Ft x 8.00 Ft  
Primary Bedroom 12.00 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
PREP REALTY



**Real Estate Professionals Inc.**

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

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