



## 7055 Rangeview Avenue Calgary Alberta

\$553,900

Located in Southeast Calgary, Heartwood blends modern living with natural beauty and thoughtful planning. Get ready to be a part of a vibrant, growing community built for today and tomorrow. There will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. From peaceful wetlands to open green spaces, Heartwood offers residents the chance to connect with nature right outside their door. Parks, paths and natural areas are designed to enhance everyday living-whether it's morning walks, weekend picnics or evening strolls. Just imagine yourself living in Jayman BUILT'S brand new floorplan aptly named the SPRUCE. Featuring a professionally designed light colour palette, you are invited in to explore over 1400+sqft of nature inspired design. Stepping into the home you are given a wonderful visual from front to back with an expansive site line to maximize ever inch. Okanagan Sunset Ranch Luxury Vinyl Plank flooring graces the main floor offering a seamless transition from space to space. The Alpine Stone elevation compliments the interior selections as you tour the designated dining room into the bright rear kitchen with central island. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric slide in smooth top range, Panasonic microwave with trim kit and Broan power pack built-in cabinet hood fan. Stunning quartz counter tops, Blanco silgranite undermount sink, soft close hinges with 48" uppers and 2 1/2 inch submoulding reflect nicely with the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level with a quaint mud room near the back of the home that opens up to your 10x10 deck. Explore the upper level that features three sizeable bedrooms with the Primary including a generous private 3pc en suite with...

Dining room 11.00 Ft x 10.08 Ft  
Great room 11.83 Ft x 13.50 Ft  
Kitchen 13.83 Ft x 9.83 Ft  
2pc Bathroom 5.42 Ft x 5.83 Ft  
Pantry 3.75 Ft x 2.50 Ft  
Primary Bedroom 8.08 Ft x 9.08 Ft

Bedroom 8.08 Ft x 11.08 Ft  
Bedroom 8.58 Ft x 9.08 Ft  
Other 6.83 Ft x 5.50 Ft  
Laundry room 6.42 Ft x 5.50 Ft  
3pc Bathroom 8.25 Ft x 5.00 Ft  
4pc Bathroom 8.25 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
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