



## 7522 202 Avenue Calgary Alberta

\$639,900

Introducing a stunning new TRUMAN-built 3-bedroom, 2.5-bathroom home nestled in the vibrant new Southeast community of Rangeview! Enjoy the convenience of close proximity to playgrounds, shopping, and being just minutes away from Calgary South Health Campus and Stoney Trail. Step inside this open-concept home and be greeted by a bright chef's kitchen, complete with full-height cabinetry, soft-close doors and drawers, an eating bar with quartz countertops, a stainless steel appliance package, and a spacious pantry. The central kitchen flows seamlessly into the dining area and great room, creating an ideal space for both daily living and entertaining. The main floor boasts 9' ceilings, luxury vinyl plank flooring, a 2-piece bathroom, a mudroom, and a separate side entrance for added convenience. Venture to the upper level to find the luxurious primary suite, featuring a tray ceiling, a lavish 4-piece ensuite, and a generous walk-in closet. The upper floor also includes a central bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry area. The unfinished basement, with its separate side entrance, offers endless possibilities for customization and expansion to suit your unique needs. Live better in this new TRUMAN-built home—designed for modern living and ultimate comfort. Make Rangeview your new address today! Photo Gallery of Similar Home\* (id:6769)

Primary Bedroom 14.33 Ft x 13.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 14.92 Ft x 9.75 Ft

Bedroom 9.00 Ft x 9.33 Ft

Bedroom 9.83 Ft x 9.17 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Living room 13.83 Ft x 13.58 Ft

Kitchen 15.75 Ft x 12.42 Ft

Dining room 10.92 Ft x 12.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.olivertrutina.com/>



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