



## 1632 Rangeview Drive Calgary Alberta

\$649,900

**\*AMAZING VALUE\*** Exquisite & beautiful, you will be impressed by Jayman BUILT's "BRADY" model with SIDE ENTRY AND DOUBLE DETACHED GARAGE currently being built in the up & coming community of Rangeview. A lovely new first of its kind garden to table neighborhood with future community garden, parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a French Door refrigerator with icemaker, upgraded GAS RANGE, Panasonic microwave with trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room with a bank of amazing windows inviting an abundance of natural daylight in. To complete this level you have a pantry and a convenient half bath located at the rear of the home with a quaintly designated mud room heading out to your back yard. Discover the upper level where you will enjoy a full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite boasting a sizeable walk-in closet and 3pc en suite with over sized shower with sliding glass door. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, BBQ gas line, professionally designed O...

Kitchen 11.58 Ft x 8.67 Ft

Dining room 11.00 Ft x 9.83 Ft

2pc Bathroom 5.17 Ft x 5.67 Ft

Great room 11.92 Ft x 12.00 Ft

Pantry .00 Ft x .00 Ft

Bedroom 8.33 Ft x 9.50 Ft

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Laundry room 3.67 Ft x 4.00 Ft

3pc Bathroom 9.00 Ft x 5.00 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Jayman Realty Inc.

<http://www.jayman.com/why-buy-a-jayman/realty>

### RE/MAX Realty Professionals

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Primary Bedroom 11.58 Ft x 11.00 Ft

Other 5.67 Ft x 5.42 Ft