



38 Lavender Road Calgary Alberta

\$665,000

**** Open House: December 4th 4-6pm, December 5th 4-6pm and December 7th 1-3pm **** Welcome to this stunning former showhome, with 3 bedrooms, and fully finished basement, with 2021 sq ft of developed living space thoughtfully designed and spread across three beautifully finished levels, situated on a desirable corner lot. This home features large windows that fill the space with natural light, and a wonderfully modern layout. On the main level, you'll find a immaculate kitchen with granite countertops, a central island, and a spacious dining area, perfect for family meals and entertaining. From here, a door leads directly to the back deck and the meticulously landscaped backyard, complete with an 8'x18' deck and a full lawn sprinkler system, and double detached garage. The lower level offers a cozy yet spacious living room anchored by an electric fireplace, along with a versatile den or office. Upstairs, you'll find two generously sized bedrooms, including a primary suite featuring a walk-in closet with a custom PAX wardrobe system. The fully finished basement adds even more living space with bedroom, 4 piece bathroom and large family room ideal for a media room, home gym, or play area. With its combination of thoughtful design, energy efficiency, and premium finishes, this is a move-in-ready home that truly stands out. This home is packed with upgrades, including 19 solar panels, smart switches throughout, Hunter Douglas blinds, glass railings, and gemstone exterior lighting for year-round curb appeal. Stay comfortable year-round with central air conditioning and enjoy the convenience of a heated double detached garage with an EV plug-in. This home is located in Rangeview. It is a vibrant community built around garden-to-table living. With gardens, orchards, and greenhouses alongside parks, pathways, and gathering places, it fosters a connected and healthy lifestyle....

Laundry room 7.17 Ft x 4.92 Ft
Primary Bedroom 17.58 Ft x 11.58 Ft
4pc Bathroom 8.25 Ft x 8.17 Ft
Other 4.92 Ft x 9.92 Ft
Bedroom 11.50 Ft x 15.75 Ft
4pc Bathroom 8.75 Ft x 5.50 Ft

Living room 15.67 Ft x 12.33 Ft
Other 4.50 Ft x 7.08 Ft
Den 9.17 Ft x 4.75 Ft
Dining room 16.75 Ft x 9.75 Ft
2pc Bathroom 4.75 Ft x 4.75 Ft
Eat in kitchen 11.75 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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Storage	3.50 Ft x 14.50 Ft	Bedroom	12.08 Ft x 11.67 Ft
Furnace	9.08 Ft x 11.42 Ft	Other	4.92 Ft x 3.83 Ft
Family room	12.50 Ft x 15.67 Ft	4pc Bathroom	4.92 Ft x 7.75 Ft