



# 41 Lavender Pass Calgary Alberta

\$565,000

Welcome to Rangeview -- Calgary's first Garden-to-Table community where shared gardens, greenhouses and thoughtfully designed green spaces create a lifestyle unlike anywhere else -- and here's your opportunity to own a home that's truly better than new. This stunning 3-bedroom, 2.5-bathroom home offers 1,666 sq ft of bright, modern living space on a quiet, family-friendly street and features a floorplan that is no longer being built, giving you a rare chance to own a layout that can't be replicated in current builder inventory. Why wait 8-12 months for construction -- and then pay extra for fencing, landscaping, appliances and window coverings -- when you can move into a beautifully finished, barely lived-in home today? The sun-filled main floor showcases an open-concept great room, inviting dining area and sleek kitchen designed for entertaining, while upstairs offers three generous bedrooms including a private primary retreat with ensuite and ample counter space, plus convenient upper-floor laundry. Step up to the third-storey balcony to enjoy peek-a-boo mountain views -- an elevated bonus that makes this home stand out even more. With a fully fenced yard already complete, builder warranties still in place, basement space ready for your future vision, and a location away from heavy construction traffic and noise, this home delivers immediate enjoyment without the delays, mud or surprise upgrade costs of new construction. Move in now, skip the timeline, and secure a completed, warranty-protected home in one of Calgary's most exciting growing communities. (id:6769)

Laundry room 7.42 Ft x 5.17 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Bonus Room 16.92 Ft x 10.92 Ft  
Primary Bedroom 11.58 Ft x 10.25 Ft  
Bedroom 9.92 Ft x 8.92 Ft  
4pc Bathroom .00 Ft x .00 Ft

Bedroom 8.92 Ft x 8.83 Ft  
Other 7.83 Ft x 3.83 Ft  
Dining room 11.17 Ft x 9.00 Ft  
Kitchen 11.17 Ft x 10.75 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Living room 13.17 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty

<https://www.thebigpinkchair.com/>

**RE/MAX Realty Professionals**

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