



## 44 Sugarsnap Way Calgary Alberta

\$766,500

MOVE IN TIME FOR CHRISTMAS...Welcome to 44 Sugarsnap Way SE, the stunning Ivy model home by the Award-Winning Baywest Homes, perfectly designed for modern family living. Nestled in the highly sought-after community of Rangeview, this spacious 3-bedroom home offers an exceptional blend of comfort and style. As you enter, you'll be welcomed by a striking central staircase, bathed in natural light from the open, airy great room with spacious dining area. The chef-inspired kitchen is a true focal point, complete with a generous central island and a walk-through pantry that leads to a convenient mudroom, seamlessly connecting to the double attached garage. Upstairs, the tranquil primary bedroom retreat awaits, offering a luxurious ensuite with premium finishes and a spacious walk-in closet. The upper level also features a versatile bonus room, perfect for a media room or play area, as well as two additional bedrooms, a full bathroom, and a thoughtfully placed laundry room. This home comes equipped with energy-efficient triple-pane windows, ensuring comfort throughout the year. Rangeview was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, fe...

Dining room 10.00 Ft x 14.50 Ft

Living room 13.00 Ft x 15.33 Ft

2pc Bathroom Measurements not available

Other 5.67 Ft x 13.17 Ft

Other 4.67 Ft x 6.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 10.33 Ft x 11.33 Ft

Bonus Room 10.33 Ft x 10.67 Ft

Laundry room 6.17 Ft x 5.33 Ft

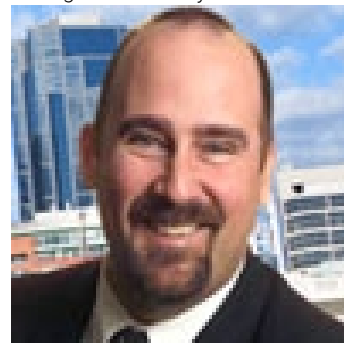
Primary Bedroom 14.00 Ft x 14.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Other 8.67 Ft x 5.00 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)