



## 46 Lavender Road Calgary Alberta

\$680,000

Step into your exquisite BRAND NEW home, a former Jayman showpiece, brimming with upgrades tailored to meet your every desire. Nestled in the garden-inspired Rangeview community, this residence boasts a thoughtfully crafted design, showcasing high ceilings, luxurious vinyl plank flooring, and opulent quartz countertops. The heart of this home is the awe-inspiring open-concept layout, embodying a seamless blend of craftsmanship and innovation. The kitchen is elevated with a magnificent central island featuring a sleek Flush Eating Bar. Top-of-the-line stainless-steel appliances, including a 36' WHIRLPOOL French Door refrigerator, an electric slide-in smooth-top range, a built-in microwave, and a contemporary chimney hood fan. This culinary oasis overlooks the lower Great Room, a space adorned with soaring ceilings and an abundance of magnificent windows that bathe the room in natural light. At the front of the home, a versatile flex space awaits, perfect for the modern hybrid office worker. Ascend to the upper level, where you'll discover a full bath, a convenient second-floor laundry, and three generously proportioned bedrooms. The Primary Suite beckons with a capacious walk-in closet and a 4-piece en suite featuring an oversized shower and dual vanities. The basement is impeccably designed, offering over 600 sq ft of space, complete with a bedroom, a bathroom, and a welcoming family room, providing an ideal retreat for guests or extended family. This home features Core Performance with Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV air Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Low E Windows and Smart Home Technology Solutions. This property is still covered by the Alberta New Home Warranty, providing you with peace of mind for years to come. Embrace the lifest...

Family room 5.66 M x 4.80 M

Furnace 2.72 M x 2.23 M

4pc Bathroom 1.52 M x 2.64 M

Bedroom 3.63 M x 3.76 M

Storage 1.68 M x 2.08 M

Living room 3.94 M x 3.79 M

Dining room 3.51 M x 2.87 M

2pc Bathroom 1.68 M x 1.55 M

Laundry room .97 M x 1.83 M

Primary Bedroom 3.53 M x 3.56 M

Bedroom 3.66 M x 2.77 M

Bedroom 2.77 M x 3.05 M

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

Listing Presented By:



Originally Listed by:  
TrustPro Realty

<http://gloriasun.com/>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
darylcarlson@shaw.ca

Other 2.44 M x 1.09 M

Other 2.26 M x 3.71 M

Kitchen 4.22 M x 3.81 M

4pc Bathroom 2.57 M x 1.50 M

4pc Bathroom 3.89 M x 1.50 M

Other 2.36 M x 1.35 M