

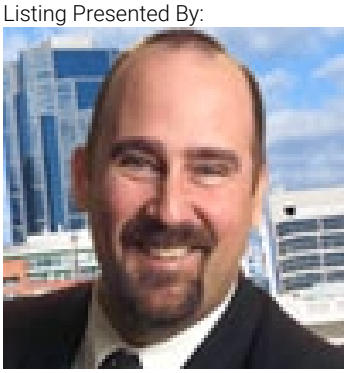
55 Sugarsnap Avenue Calgary Alberta

$680,000

Welcome to 55 Sugarsnap Avenue SE, a beautifully maintained 2024-built Homes by Avi build offering approximately 1,957 sq ft of RMS living space in Rangeview. Fronting directly onto green space with a sunny south-facing backyard, this distinctive multi-level home combines thoughtful design, abundant natural light and excellent everyday functionality.The main level features 9' ceilings and an open-concept layout highlighted by the Douglas model's signature open-to-below great room with floor-to-ceiling windows. The contemporary kitchen is finished with a tiled backsplash, modern cabinetry and durable LVP flooring, while a convenient pocket office provides dedicated space for working or studying from home. A rear mudroom and separate side entrance add everyday convenience.The next level features a spacious loft overlooking the open-to-below through glass railing, creating a bright and airy second living area. The primary bedroom includes a walk-in closet and private 3-piece ensuite, with upper-level laundry nearby. The third level offers two additional bedrooms, a full 4-piece bathroom and private balcony, providing excellent separation for family, guests or additional work-from-home space.The unfinished basement offers excellent future flexibility with 9' ceilings, a separate side entrance and rough-ins for future development.Outside, the home makes a strong first impression with a full stucco front elevation overlooking the green space. The property is fully fenced and landscaped with a sunny south-facing backyard and approximately 8' x 8' rear patio. A 19-panel solar system installed in 2025 adds an energy-conscious feature, while the 20' x 24' detached double garage with a 200-amp electrical panel provides excellent parking, storage, workshop and future EV flexibility. All appliances are included.Enjoy the community lifestyle of Rangeview, with green spaces, path...

Bonus Room 12.92 Ft x 12.92 Ft
Primary Bedroom 12.00 Ft x 11.92 Ft
3pc Bathroom 6.67 Ft x 7.42 Ft
Other 6.67 Ft x 4.42 Ft
Laundry room 7.83 Ft x 5.42 Ft
Bedroom 12.00 Ft x 9.92 Ft
Other 7.33 Ft x 2.50 Ft
Other 6.00 Ft x 4.92 Ft
Living room 15.08 Ft x 12.92 Ft
Office 5.83 Ft x 5.58 Ft
Dining room 8.58 Ft x 12.92 Ft
Kitchen 14.25 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:
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4pc Bathroom 10.75 Ft x 4.92 Ft

Bedroom 12.33 Ft x 9.92 Ft

2pc Bathroom 4.58 Ft x 5.08 Ft

Other 5.17 Ft x 5.58 Ft