



## 602 Rangeview Street Calgary Alberta

\$700,000

Welcome to this beautifully upgraded, modern semi-detached home in Rangeview, Calgary's award-winning new community. With 1812 sq. ft. of bright and inviting living space upstairs and 810 sq ft in the basement, this home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a formal dining space and a chef's kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry. With vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suite—with a separate entrance, full kitchen, spacious living area, and bathroom—offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces Directions: 1. From Deerfoot head East on Seton Blvd. ...

Bonus Room 14.92 Ft x 11.92 Ft  
 Primary Bedroom 13.75 Ft x 13.08 Ft  
 Bedroom 13.17 Ft x 9.58 Ft  
 Bedroom 9.92 Ft x 9.08 Ft  
 4pc Bathroom 8.00 Ft x 4.92 Ft  
 4pc Bathroom 9.58 Ft x 4.92 Ft  
 Laundry room 4.58 Ft x 3.08 Ft

Furnace 7.83 Ft x 5.83 Ft  
 Living room 14.67 Ft x 12.08 Ft  
 Kitchen 11.58 Ft x 10.08 Ft  
 Laundry room 3.25 Ft x 3.00 Ft  
 Living room 16.42 Ft x 13.75 Ft  
 Dining room 12.67 Ft x 11.33 Ft  
 Kitchen 16.25 Ft x 12.33 Ft

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

Listing Presented By:



Originally Listed by:  
 CIR Realty

**RE/MAX Realty Professionals**

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Other 6.83 Ft x 4.92 Ft

Bedroom 11.58 Ft x 10.17 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Pantry 5.92 Ft x 4.92 Ft