



646 Rangeview Street Calgary Alberta

\$669,900

Experience a rare opportunity to own an impeccably crafted, 2024-built luxury home by TRUMAN in the award-winning community of Rangeview. This turn-key property offers a perfect dual-income or multi-generational setup, featuring a primary residence and a builder-finished legal basement suite, numerous upgrades including luxury vinyl plank flooring throughout, professionally landscaped, fenced, and window coverings. Unlike aftermarket completions, this suite was integrated by Truman from day one, ensuring the full Alberta New Home Warranty remains intact for your total peace of mind. Competitively priced vs. builders in the area, so skip the time and stress of building new and the headache of living in a mudpit while waiting to complete your garage, fencing, and landscaping needs. The main residence welcomes you with a sun-drenched, open-concept floor plan defined by soaring 9' ceilings and luxury vinyl plank flooring throughout. At the heart of the home, the expansive kitchen serves as a true centerpiece, boasting premium quartz countertops, extended full-height soft-close cabinetry, stainless steel appliances, and a massive walk-in pantry. The upper level is designed for ultimate functionality, featuring a central bonus room that separates the two spacious secondary bedrooms from the primary retreat. This primary bedroom serves as a private sanctuary, complete with a generous ensuite and a large walk-in closet, while a dedicated laundry room adds everyday convenience. The legal basement suite was thoughtfully designed to ensure total privacy and comfort for its occupants. This self-contained one-bedroom, one-bathroom unit features its own separate entrance, independent laundry, and high-end luxury vinyl plank flooring. The open-concept kitchen and surprisingly spacious living area make it a highly desirable rental unit or a premium space for family members. The exte...

Listing Presented By:



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RE/MAX Realty Professionals

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2pc Bathroom 6.00 Ft x 4.92 Ft
Dining room 12.75 Ft x 11.50 Ft
Kitchen 14.67 Ft x 16.33 Ft
Living room 13.83 Ft x 16.83 Ft
4pc Bathroom 9.58 Ft x 4.92 Ft
4pc Bathroom 4.92 Ft x 9.00 Ft

Primary Bedroom 13.83 Ft x 13.33 Ft
Bonus Room 15.00 Ft x 11.92 Ft
4pc Bathroom 7.33 Ft x 8.92 Ft
Bedroom 10.25 Ft x 11.17 Ft
Kitchen 11.67 Ft x 9.83 Ft
Living room 14.58 Ft x 21.67 Ft

Bedroom 9.08 Ft x 9.92 Ft

Storage 8.50 Ft x 8.42 Ft

Bedroom 9.58 Ft x 13.00 Ft