



7411 202 Avenue Calgary Alberta

\$599,999

Welcome to this beautifully maintained, light-filled end unit townhouse in the vibrant community of Rangeview SE, offering 4 bedrooms, 3.5 bathrooms, a double insulated detached garage, and the added benefit of NO condo fees. Designed for both comfort and elevated everyday living, this impressive home showcases over \$80,500 in thoughtful upgrades, elegant finishes, and exceptional functionality throughout. Step inside to discover a warm and inviting open-concept layout enhanced by abundant natural light from its desirable south-facing exposure. The main living space offers a comfortable yet refined setting, highlighted by custom, designer blinds (\$10,000) and upgraded electrical fixtures featuring elegant dimmer switches and conveniently placed USB outlets throughout -- including in every bedroom -- providing seamless modern convenience. At the heart of the home, you'll find a beautifully integrated custom kitchen coffee, wine, and storage bar (\$7,500) -- a sophisticated built-in feature that enhances both daily living and entertaining while adding valuable storage and style. Upstairs, spacious bedrooms provide flexibility for growing families, guests, or home office needs. The fully finished basement is a standout feature, representing a \$50,000 investment that dramatically expands your living space. This oversized lower-level retreat includes a king-sized suite, generous walk-in closet, and a luxurious marble bathroom with an oversized walk-in shower. Thoughtfully designed TV entertainment and custom lighting create a comfortable, elevated atmosphere perfect for relaxing or hosting. The lower level also offers a large mechanical room, Electrolux fridge/freezer, finished under-stair storage, and ample additional storage space. Outdoor living is equally impressive with an upgraded deck space (\$10,000) designed to maximize enjoyment of the stunning mountain views. W...

Bedroom 10.50 Ft x 12.83 Ft

3pc Bathroom 5.08 Ft x 9.08 Ft

Recreational, Games room 12.33 Ft x 17.58 Ft

Furnace 16.00 Ft x 8.42 Ft

Dining room 10.92 Ft x 12.00 Ft

Other 6.17 Ft x 11.83 Ft

Living room 11.33 Ft x 12.83 Ft

Bedroom 8.42 Ft x 13.00 Ft

Bedroom 8.42 Ft x 13.00 Ft

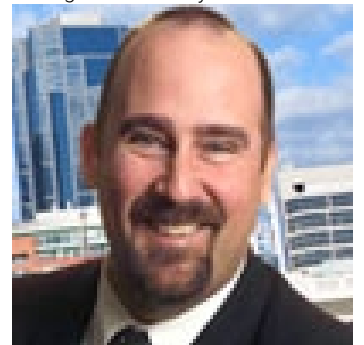
4pc Bathroom 8.17 Ft x 4.92 Ft

Other 8.42 Ft x 5.25 Ft

Primary Bedroom 11.92 Ft x 12.33 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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2pc Bathroom 5.83 Ft x 4.75 Ft

4pc Bathroom 4.92 Ft x 12.33 Ft

Kitchen 12.83 Ft x 16.17 Ft