

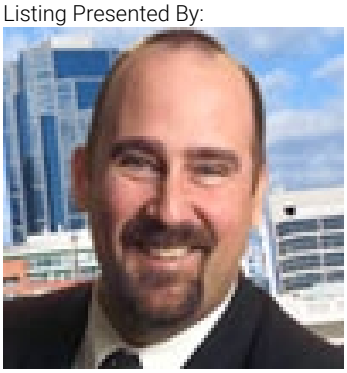
8785 202 Avenue Calgary Alberta

$497,000

The VIOLA 18! To be built by Baywest Homes in the brand new southeast Calgary community of Rose Ranch. This home and lot represent one option, with buyers free to choose a different floor plan suitable for the lot while still personalizing upgrades and interior selections to suit their lifestyle. Anticipated build time is approximately 7-9 months from firming of the purchase contract. Thoughtfully designed for everyday living, this three-bedroom duplex offers an inviting open-concept main floor with comfortable spaces to relax, gather, and entertain. At the front of the home, the living room creates a welcoming place to unwind, while the central dining area connects the main living spaces with room for family meals and hosting friends. A standout feature is the popular rear kitchen layout, positioned away from the front entrance while remaining connected to the conversation. With practical workspace and an easy flow to the dining area, it's a layout that works equally well for quiet evenings at home and weekend gatherings. A rear mudroom provides convenient backyard access and a dedicated place for coats, boots, and everyday essentials. Upstairs, the primary bedroom with private ensuite offers a peaceful retreat, while two additional bedrooms provide flexibility for children, guests, or a home office. Rose Ranch blends western-inspired character with a vision for connected, outdoor living. Planned parks, wetlands, green spaces, and multi-use pathways will offer opportunities to explore, with future recreation amenities including pickleball, basketball, soccer, and cricket. Nearby shopping, dining, the South Health Campus, and Seton's YMCA add everyday convenience. Visit the Baywest showhome in Rose Ranch to explore the possibilities, review included features, and discover available floor plans and personalization options. Upgrades and alternate floor plans are subj...

Living room 11.83 Ft x 15.00 Ft
Dining room 12.83 Ft x 9.83 Ft
Kitchen 11.75 Ft x 13.67 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Primary Bedroom 13.00 Ft x 13.00 Ft
4pc Bathroom 9.00 Ft x 5.00 Ft
Bedroom 8.67 Ft x 9.00 Ft
Bedroom 8.00 Ft x 11.00 Ft
4pc Bathroom 5.00 Ft x 8.00 Ft
Laundry room 4.17 Ft x 3.75 Ft

Listing Presented By:



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http://www.onehouse.ca/

RE/MAX Realty Professionals

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