

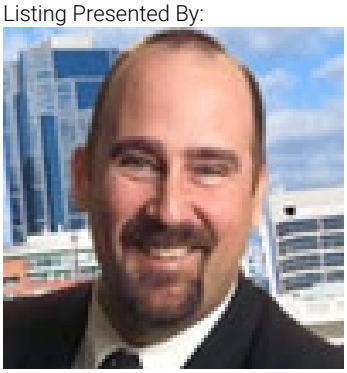
90 Raven Point Calgary Alberta

$699,900

Welcome to Rangeview Springs and a build from Homes by Avi - This 2,107 SQ. FT. Palliser model has been loaded with things buyers usually WISH had been added before the drywall went up: an extended kitchen and dining area, FOUR BEDROOMS UP, a proper main-floor flex room, upgraded ensuite, 200-AMP SERVICE and future-ready rough-ins already in place.The kitchen gets especially serious about it. QUARTZ COUNTERS, 48" UPPERS, CABINETRY TO THE CEILING, a BUILT-IN MICROWAVE with POT DRAWER below, CHIMNEY HOOD FAN and contrasting island with a double-bin pullout make the space feel properly upgraded. A BLACK SILGRANIT SINK, matte-black faucet and backsplash carried to the ceiling behind the hood finish it off, while an OVERSIZED THREE-PANEL PATIO DOOR opens to the 12' x 10' REAR DECK.Across the main floor, the FLEX ROOM can close itself off when work, homework or company calls. The great room gets its own architectural moment with a 50" ELECTRIC FIREPLACE set into a full-height projected feature wall, while upgraded open railing with black iron spindles gives the centre of the home a much more polished look.Upstairs, the FOUR-BEDROOM PLAN still leaves room for a generous CENTRAL BONUS ROOM and upper laundry. The master ensuite brings the upgrades where they count: DUAL SINKS, SEPARATE WATER CLOSET, 60" x 36" SOAKER TUB and a separate tiled shower with built-in seat and glass door.Downstairs, 9' FOUNDATION WALLS give the unfinished basement a strong head start, with bathroom rough-ins and a BAR-SINK ROUGH-IN already planned. Elsewhere, the house is equally forward-thinking with an EV-CHARGER ROUGH-IN, SOLAR ROUGH-IN, GAS LINE TO THE RANGE, BBQ GAS ROUGH-IN and a tankless hot-water system.Set in Rangeview Springs, with parks, playgrounds, ponds and walking/bike paths nearby, this is a brand-new home that has already done a surprising amount of thinking ahead. Possession is e...

Other Measurements not available
Other 9.33 Ft x 11.67 Ft
2pc Bathroom .00 Ft x .00 Ft
Other Measurements not available
Pantry Measurements not available
Primary Bedroom 13.00 Ft x 13.00 Ft
5pc Bathroom Measurements not available
Other Measurements not available
Bedroom 9.50 Ft x 10.00 Ft
Bedroom 10.83 Ft x 8.67 Ft

Listing Presented By:



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Kitchen 12.17 Ft x 12.00 Ft

Other 9.50 Ft x 11.50 Ft

Great room 15.00 Ft x 11.50 Ft

Bonus Room 11.83 Ft x 15.50 Ft

Bedroom 11.83 Ft x 9.00 Ft

Laundry room Measurements not available

4pc Bathroom .00 Ft x .00 Ft