

\$849,900 - 6 Lavender Drive Se, Calgary

MLS® #A2109322

\$849,900

4 Bedroom, 4.00 Bathroom, 2,356 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

This stunning Baywest former showhome is loaded with upgrades and nestled in Rangeview's complete community with urban design, regional pathways, parks, and activity centers. Featuring two defined work stations/offices with 4 total bedrooms and 3.5 bathrooms this is a perfect family home. The entertaining-friendly main floor showcases spacious entry, den, and a chef's kitchen boasting quartz counters with elegant hoodfan over a gas range flanked by floating wood shelves. The adjacent living room with a gas fireplace overlooks the deck and fully landscaped yard, ideal for outdoor entertaining. There is a spacious dining area and walk through pantry connecting to the mud room with built in bench and storage that is ideal for busy families. Upstairs, the luxurious primary bedroom has vaulted ceilings and a 5 piece ensuite with skylite. There are two additional bedrooms, 4 piece bathroom, bonus room, tech area/den and upper level laundry for added convenience to cater to your family's needs. The lower level has a separate side entrance that provides direct access to the basement, featuring a media/rec area, wet bar, 4th bedroom, and another full bathroom. Conveniently located close to South Campus Hospital, Seton YMCA and minutes from Chairman's Steakhouse, Pie Junkie and many other retail and restaurant options Rangeview's urban design and amenities make it a complete community. Don't miss the chance to make this



beautiful home yours. Explore the video in the media link or schedule a private showing today to experience luxury living at its finest!

Built in 2021

Essential Information

MLS® #	A2109322
Price	\$849,900
Sold Price	\$827,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Lavender Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0C4

Amenities

Amenities	Community Gardens, Other, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

	Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 29th, 2024
Days on Market	7
Zoning	R-G
HOA Fees	472.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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