

# \$599,900 - 13 Lavender Road Se, Calgary

MLS® #A2128193

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Why build when you can move in now? Quick possession available! Welcome to this loaded 4 level split Jayman built home in the new and upcoming community of Rangeview! This home is immaculate and in almost brand new condition. Coming in through the front door, you will see that this 4 level split is very open and airy with the large bright windows, high ceilings and modern glass railing seeing through to the kitchen. There is also a small open den on this floor that could be used as a cute reading nook. Up a few steps, you walk into an inviting dining room opening up to a beautiful chefs kitchen with upgrade stainless steel appliances, full height cabinets, and sleek quartz countertops. This level also has a convenient half bath for your guests! Up a few more stairs you will see your first primary bedroom with huge windows and a private ensuite bathroom. Lastly, the top floor offers a good sized laundry room, another open den perfect for getting ready in the mornings, and the spacious 2nd primary bedroom with another ensuite bathroom! BONUS: even though the basement is undeveloped, it offers tons of potential with 14 FOOT CEILINGS and roughed in for a full bathroom. This home comes with Jayman's core performance package which include 6 solar panels, tankless hot water heater, 96% high efficiency furnace with merv 13 filter, ultra-violet light air purification system, triple pane windows, and active heat recovery ventilator. Book your showing today!



Built in 2021

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2128193      |
| Price          | \$599,900     |
| Sold Price     | \$599,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,486         |
| Acres          | 0.06          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 13 Lavender Road Se |
| Subdivision | Rangeview           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2S 0C4             |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Other                                                              |
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Off Street, On Street, Outside, Parking Pad, Unpaved |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Tankless Hot Water, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Lane, Back Yard, Zero Lot Line |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 4th, 2024   |
| Date Sold      | June 18th, 2024 |
| Days on Market | 45              |
| Zoning         | R-G             |
| HOA Fees       | 523.33          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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