

\$719,900 - 265 Rangeview Way Se, Calgary

MLS® #A2143642

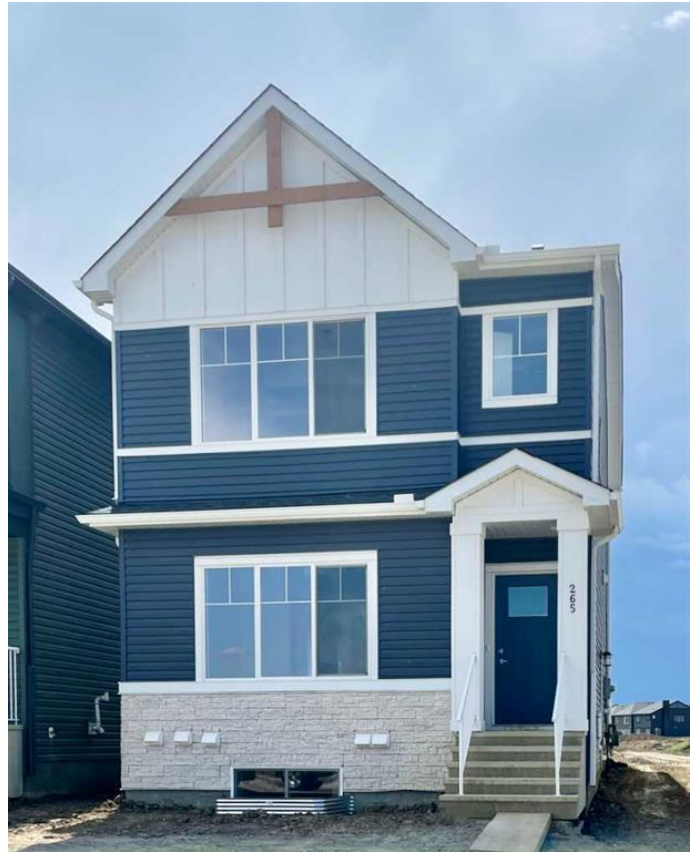
\$719,900

4 Bedroom, 4.00 Bathroom, 1,652 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Newly built TRUMAN 3 Bedroom, 2.5 Bathroom home with 1 Bedroom LEGAL BASEMENT SUITE nestled in Rangeview! This contemporary and functionally designed home is within close proximity to Playgrounds, Shopping, minutes to Calgary South Health Campus and Stoney Trail. Upon entering this inviting open-concept home boasts a bright Chef's inspired Kitchen with Full-Height Cabinetry, soft close Doors & Drawers, Eating Bar, Quartz countertops, a Stainless Steel Appliance package and Walk in Pantry. The Kitchen seamlessly connects to both the Dining and Living room with elevated features including 9' Ceilings, luxurious LVP flooring, 2-piece Bathroom, practical and functional Mudroom. Step upstairs to the versatile Central Bonus Room, continuing into the Primary Suite, with notable features including a Tray Ceiling, 4-piece Ensuite and generous Walk in Closet. The upper floor further accommodates with two additional Bedrooms, a Full Bathroom and conveniently located Laundry area, offering both comfort and practicality. The one Bedroom Legal Basement Suite, accessible through a Separate Side Entrance, offers independent living with a well-equipped Kitchen featuring a stainless steel Appliance package, a comfortable Living area, Full Bathroom, and in-suite Laundry facilities. This home is Move-In ready, showcasing quality craftsmanship and thoughtful design throughout. Photo gallery features a similar



home, capturing the essence of the impeccable Truman build.

Built in 2023

Essential Information

MLS® #	A2143642
Price	\$719,900
Sold Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,652
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	265 Rangeview Way Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4G4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Separate/Exterior Entry, Full,

Exterior

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete



Additional Information

Date Listed June 21st, 2024

Date Sold August 12th, 2024

Days on Market 52

Zoning R-G

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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