

\$649,900 - 47 Sugarsnap Avenue Se, Calgary

MLS® #A2148054

\$649,900

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Discover your dream home in Rangeview with this stunning two-story Homes by Avi Sasha Model. Step inside to an open concept main floor that seamlessly blends style and function, all under impressive 9'™ ceilings. The upgraded kitchen is a chef's delight, featuring quartz countertops, elegant full-height cabinets, a sleek chimney hood fan, and a built-in microwave. Need a spot to work or study? The cozy pocket office on the main floor has you covered.

Imagine hosting summer BBQs on the rear deck, surrounded by the warmth of family and friends. With gas lines already installed for a gas stove and BBQ, this home is ready for all your culinary adventures. The detached two-car garage provides ample parking and storage, ensuring space for everything you need. Plus, the convenient 2-piece bathroom next to the rear mudroom adds an extra touch of ease and comfort for you and your guests. Head upstairs to discover a second floor designed for modern living. The laundry room makes chores a breeze, while the 3-piece main bath serves two secondary bedrooms and a versatile bonus room—perfect for a play area or extra living space. The master bedroom is your private sanctuary, complete with a luxurious 3-piece ensuite and a walk-in closet.

Living in Rangeview by Section23

Developments means being part of a vibrant community centered around food and connection. Enjoy community gardens, lively



farmersâ€™ markets, food festivals, childrenâ€™s activities, and cooking lessons. With a Greenhouse, a future Harvest Hall, and Market Square, there's plenty of room for growth and making lasting memories. With possession planned for August 2024, you can soon call this beautiful home your own. Don't waitâ”schedule your viewing today and experience the charm and functionality of this gem first-hand!

Built in 2024

Essential Information

MLS® #	A2148054
Price	\$649,900
Sold Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Sugarsnap Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K7

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
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Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Corner Lot, Front Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	August 3rd, 2024
Days on Market	24
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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