



**646 Rangeview Street SE  
Calgary, Alberta**

**MLS # A2282157**



**\$649,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Basement: Washer, dryer, fridge, stove, dishwasher, microwave hoodfan, window coverings-all

Experience a rare opportunity to own an impeccably crafted, 2024-built luxury home by TRUMAN in the award-winning community of Rangeview. This turn-key property offers a perfect dual-income or multi-generational setup, featuring a primary residence and a builder-finished legal basement suite, numerous upgrades including luxury vinyl plank flooring throughout, professionally landscaped, fenced, and window coverings. Unlike aftermarket completions, this suite was integrated by Truman from day one, ensuring the full Alberta New Home Warranty remains intact for your total peace of mind. Competitively priced vs. builders in the area, so skip the time and stress of building new and the headache of living in a mudpit while waiting to complete your garage, fencing, and landscaping needs. The main residence welcomes you with a sun-drenched, open-concept floor plan defined by soaring 9' ceilings and luxury vinyl plank flooring throughout. At the heart of the home, the expansive kitchen serves as a true centerpiece, boasting premium quartz countertops, extended full-height soft-close cabinetry, stainless steel appliances, and a massive walk-in pantry. The upper level is designed for ultimate functionality, featuring a central bonus room that separates the two spacious secondary bedrooms from the primary retreat. This primary bedroom serves as a private sanctuary, complete with a generous ensuite and a large walk-in closet, while a dedicated laundry room adds everyday convenience. The legal basement suite was thoughtfully designed to ensure total privacy and comfort for its occupants. This self-contained one-bedroom, one-bathroom unit features its own separate entrance, independent laundry, and high-end luxury vinyl plank flooring. The open-concept kitchen and surprisingly spacious living area make it a highly desirable rental

unit or a premium space for family members. The exterior of the property is fully complete with professional landscaping, a fully fenced yard, and a double detached garage. Situated just minutes from the Calgary South Health Campus, major retail hubs, and Stoney Trail, this home offers a sophisticated lifestyle in a prime location. Whether you are looking to bolster your investment portfolio or offset your mortgage with the assistance of a legal basement suite, this property is a standout choice.