



**69 Lavender Road SE  
Calgary, Alberta**

**MLS # A2297957**



**\$589,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Couch in Basement, Solar Panels

Step into this inviting and thoughtfully designed home where functionality meets style. The main entry offers a practical space for coats and shoes before opening into a bright living room with soaring ceilings and a unique split-level layout that creates defined spaces while maintaining an open, connected feel. Clever nooks throughout the home add character and flexibility—perfect for storage, a pet retreat, or a compact workspace. Up a short flight of stairs, the kitchen and dining area feature an upgraded appliance package, central island, and convenient half bath, all enhanced by an abundance of natural light from extra windows. From here, step outside to a two-tiered deck that mirrors the home’s thoughtful segmentation, overlooking a fully fenced, grassed backyard ideal for kids and pets. The upper levels continue to impress with a bedroom complete with ensuite and closet, while the top floor hosts a spacious primary retreat with a walk-in closet, double vanity ensuite, and the added convenience of upstairs laundry. The fully developed basement provides a versatile rec space along with a large crawl space offering exceptional storage. Additional highlights include on-demand hot water, gemstone exterior lighting, and front and rear Ring cameras for peace of mind. Top it all off with solar panels for energy and cost savings! Located in the growing community of Rangeview, this home benefits from a fresh, family-friendly atmosphere with parks and green spaces just a short walk away. Rangeview Calgary is known for its focus on community living, with future amenities and gathering spaces designed to bring neighbours together while still offering easy access to the rest of the city.