



GRASSROOTS

REALTY GROUP

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**34 Lavender Manor SE
Calgary, Alberta**

MLS # A2302794



\$599,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Gazebo, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: Dishwasher, Electric Stove, Built in Microwave, Washer/Disher, Window Coverings

Open house (Saturday, April 25, 12-2pm) Welcome to Calgary's first Garden-to-Table community, Rangeview, and a home that truly reflects the lifestyle that comes with it. This beautifully upgraded home offers over 1,550 sq ft of thoughtfully designed living space, crafted for families who value comfort, functionality, and long-term value in a vibrant, lifestyle-driven neighbourhood. From the moment you walk in, you're welcomed by a bright, west-facing living room that fills the space with natural light through the afternoon and evening, creating the perfect setting to unwind after a long day. The main floor flows seamlessly into a stunning, fully upgraded kitchen designed to impress. Featuring full-height cabinets to the ceiling, a sleek chimney-style hood fan, built-in microwave, triple-door refrigerator, and a spacious pantry for everyday convenience, this kitchen blends style with practicality. The large central island becomes the heart of the home, ideal for hosting, entertaining, or simply enjoying everyday family moments. A main floor den adds flexibility, perfect for a home office, study space, or even a quiet retreat. Upstairs, you'll find well-sized bedrooms along with a spacious bonus room that naturally becomes the hub for family time, movie nights, or a kids' play area. Every corner of this home is designed to support real living. The fully finished basement, complete with a separate side entrance, adds incredible value and versatility. Featuring 2 bedrooms, a full bathroom, kitchen, wet bar, washer/dryer hookups, and upgraded luxury vinyl plank flooring throughout, it's perfectly suited for extended family living or future income potential. Step outside to your east-facing backyard, where mornings begin with sunlight and coffee in peace. The space is thoughtfully finished with a concrete pad and gazebo, making it ideal for hosting

guests or simply relaxing in your own private outdoor retreat. What truly elevates this home is its unbeatable location. Rangeview is Calgary's first garden-to-table community, built around connection, sustainability, and lifestyle. With community gardens, scenic walking paths, parks, and a strong sense of neighbourhood, it offers a living experience that goes beyond just a home. You're also just minutes from key amenities, including the South Health Campus, the largest YMCA in the world, and easy access to top communities like Mahogany and Auburn Bay for shopping, dining, and lake living experiences. Quick highway access ensures seamless connectivity across the city. Move-in ready, thoughtfully upgraded, and perfectly positioned, this is more than just a home... it's a lifestyle your family will truly fall in love with.