



149 Lavender Manor SE
Calgary, Alberta

MLS # A2303116



\$599,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Garden, Landscaped, Low Maint		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: N/A

~~ OPEN HOUSE: May 2 (Saturday) 1 PM - 3 PM ~~ Welcome to this BEAUTIFULLY crafted 3-BEDROOM HOME with a SEPARATE SIDE ENTRANCE, offering a RARE OPPORTUNITY in the highly sought-after community of Rangeview. DESIGNED with contemporary ARCHITECTURE and REFINED FINISHES, this home delivers a bright, open-concept layout tailored for modern living. The main floor is elevated by SOARING 9' ceilings and DURABLE LUXURY VINYL PLANK flooring, creating a seamless and sophisticated flow between the living and dining spaces, perfect for both everyday comfort and effortless entertaining. At the heart of the home, the chef-inspired kitchen impresses with full-height, soft-close cabinetry, elegant quartz countertops, and a premium stainless steel appliance package, including a chimney hood fan and a built-in microwave. A spacious pantry with custom-built-in shelving enhances both function and organization while maintaining a clean, streamlined aesthetic. Upstairs, the primary suite is thoughtfully designed for comfort and privacy, featuring a walk-in closet with custom built-in organizers and a sleek 3-piece ensuite highlighted by a beautifully tiled shower. Two additional bedrooms offer versatility for family, guests, or a home office, each complete with custom closet systems. A stylish 4-piece main bathroom and a convenient upper-level laundry area complete the upper floor with everyday ease. The unfinished basement, complemented by a separate side entrance, presents exceptional future potential ideal for additional living space or income-generating opportunities. A beautiful walkway to the side entry adds both durability and convenience. This home continues to impress outdoors and with its added features. Enjoy a fully fenced and beautifully landscaped backyard, complete with a spacious deck and sleek aluminum

railings, perfect for summer gatherings and outdoor relaxation. The property also features an oversized garage with over 10-foot ceiling height, offering excellent space for larger vehicles, storage, or future customization. To ensure year-round comfort, the home is equipped with air conditioning, keeping you cool during Calgary's warm summer months. Rangeview offers the perfect balance of tranquillity and connectivity. Surrounded by parks, pathways, and green spaces, the community promotes an active outdoor lifestyle while keeping you within easy reach of major routes, shopping, and essential amenities. This is the PERFECT HOME you have been DREAMING OF, OFFERING the LIFESTYLE YOU TRULY DESERVE. CALL your Realtor NOW to SCHEDULE YOUR PRIVATE SHOWING BEFORE it's GONE !!!