



**32 Sugarsnap Way SE
Calgary, Alberta**

MLS # A2307381



\$897,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Paved, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Accurate goods included list - - Main unit - Fridge, gas stove, microwave, (separate) hood fan, dishwasher, front load washer, dryer. Bsmt suite - Fridge, electric stove, microwave/hood fan combo, dishwasher, stacking washer and dryer. MyQ garage door openers for both garages. Furniture negotiable, particularly legal basement suite furniture.

Welcome to this near-new residence in Rangeview, blending modern design with everyday functionality. A rare & defining feature of this property is the exceptional garage offering. In addition to the double attached garage, the home includes a detached, heated, triple garage/workshop with 100-amp service, large attic storage & smart access technology—ideal for collectors, entrepreneurs, or those seeking premium workspace & storage rarely found in new communities. Built in 2024, this striking home showcases a bright, open-concept main level defined by clean lines, large windows and a refined contemporary aesthetic. The kitchen features full height, dove grey cabinetry, quartz countertops, upgraded stainless steel appliances, including a gas range, seamlessly connecting to the dining area & elegant great room anchored by an electric fireplace and wood mantel. A spacious entryway, mudroom & walkthrough pantry enhance everyday livability. The upper level offers a versatile bonus room, 3 bedrooms, full bathroom & dedicated laundry. The spacious primary bedroom suite is a true retreat, featuring a walk-in closet and a spa-inspired 5-piece ensuite complete with a freestanding soaker tub. Adding significant value & flexibility, the builder finished legal basement suite offers a private one-bedroom design with separate side entrance, in-suite laundry, separate utilities and a stylish kitchen. Currently operated as a 5-star short-term rental, the legal suite can be available as a fully furnished turnkey package. This unique opportunity offers instant income generating possibilities or ideal accommodations for extended family. The exterior has been designed for effortless living featuring a fully finished concrete courtyard - a private, low-maintenance setting perfect for entertaining, with a BBQ gas line to complete the outdoor experience. With central a/c, smart

home features, security systems & elevated finishes throughout, this is a truly move-in ready home offering comfort, income potential & versatility in equal measure. Rangeview is built around a unique “garden-to-table” concept inspired by Alberta’s agricultural heritage, with community gardens, greenhouses & shared growing spaces that encourage residents to engage in neighbourly interaction while enjoying fresh food. The neighbourhood is woven with an extensive network of pathways, parks & naturalized green spaces, creating an inviting environment for walking, cycling and outdoor living, while nearby established amenities in Seton & Mahogany further enhance everyday convenience, offering everything from groceries & restaurants to recreation & healthcare. With easy access to major roadways, Rangeview blends modern community design with a lifestyle focused on nature, walkability & connection.