



GRASSROOTS

REALTY GROUP

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**1612 Rangeview Drive SE
Calgary, Alberta**

MLS # A2311115

\$649,000



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,539 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: N/A

****PRICE ADJUSTMENT!** Welcome to your dream home in the desirable community of Rangeview in South East Calgary! This stunning 2023 build offers 3 spacious bedrooms and a bright bonus room perfect for relaxation or home office. With the fully finished basement with a legal separate entrance this property is ideal for supplemental rental income live comfortably upstairs while renting out the lower level. Enjoy the benefits of nearby playgrounds, schools, community gardens and shopping. Don't miss out this incredible opportunity to own a beautiful home in a thriving neighborhood.