



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

46 Rangeview Path SE
Calgary, Alberta

MLS # A2317244



\$579,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey, Attached-Side by Side		
Size:	1,630 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: na

Exceptional opportunity in Rangeview—this beautifully designed TRUMAN laned home offers 1,629 sq. ft. of thoughtfully crafted living space, blending style, functionality, and an unbeatable location in one of Calgary’s most exciting and emerging communities. Perfectly situated near parks, pathways, and everyday amenities, this home also enjoys close proximity to the Calgary South Health Campus and quick access to Stoney Trail, making commuting and daily errands effortless. Step inside to discover a bright, open-concept main floor designed for modern living and seamless entertaining. Soaring 9-foot ceilings, luxury vinyl plank flooring, and large windows create a warm and inviting atmosphere filled with natural light. The spacious living and dining areas flow effortlessly into the kitchen, creating the ideal setting for gatherings both large and small. At the heart of the home, the chef-inspired kitchen combines timeless style with practical design. Features include quartz countertops, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, a sleek eating bar, and a generous walk-in pantry—perfect for busy households and avid entertainers alike. Upstairs, a versatile central bonus room offers valuable additional living space, ideal for a home office, media room, or children's play area. The private primary retreat is a true highlight, featuring an elegant tray ceiling, a walk-in closet, and a well-appointed 3-piece ensuite. Two additional bedrooms, a stylish full bathroom, and the convenience of upper-floor laundry complete the upper level. Built with the quality craftsmanship and attention to detail TRUMAN is known for, this exceptional home delivers outstanding value, contemporary finishes, and a functional layout designed to grow with your lifestyle. Don't miss your opportunity to own in Rangeview Springs—one of

Calgary’s newest and most sought-after communities. Photo gallery coming soon, photos showcase a similar home; finishes may vary.