



138 Sugarsnap Street SE  
Calgary, Alberta

MLS # A2319065



**\$699,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to The Ranger by Daytona Homes in Rangeview, Calgary's only garden-to-table community and one of the city's most exciting up-and-coming neighbourhoods. This thoughtfully designed 3-bedroom, 2.5-bath home offers exceptional space and functionality for modern family living. Features include a 9' foundation, side entry, cozy fireplace, stylish railing package, and a spacious central bonus room. The widened garage provides extra room for vehicles and storage, while the enlarged secondary bedrooms offer added comfort and flexibility. The primary 5 piece ensuite showcases a beautiful tiled shower with 10mm glass for a luxurious touch. Located close to future amenities, parks, pathways, and community gathering spaces, The Ranger delivers the perfect blend of comfort, style, and opportunity in one of Calgary's newest master-planned communities. Photos are representative.