



GRASSROOTS
REALTY GROUP

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134 Rangeview Path SE
Calgary, Alberta

MLS # A2322033



\$559,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,714 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.07 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: N/A

Exceptional opportunity in Rangeview—this beautifully designed 1,714 sq ft TRUMAN Duplex offers the perfect blend of space, style, and location that today’s buyers are seeking. Surrounded by parks and retail amenities, and just minutes from the Calgary South Health Campus with quick access to Stoney Trail, this home delivers everyday convenience in one of Calgary’s most exciting and emerging communities. Step inside to a bright, open-concept main floor, thoughtfully crafted for modern living and effortless entertaining. Soaring 9-foot ceilings and luxury vinyl plank flooring create an airy, upscale ambiance, while the seamless connection between the living, dining, and kitchen areas ensures a layout that feels both intentional and inviting. At the heart of the home, the chef-inspired kitchen perfectly balances style and functionality. It features quartz countertops, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, a sleek eating bar, and a spacious walk-in pantry—ideal for hosting guests or keeping up with busy family life. Upstairs, a versatile central bonus room provides valuable additional living space, perfect for a home office, media lounge, or playroom. The spacious primary retreat is highlighted by an elegant tray ceiling, a private 3-piece ensuite, and a walk-in closet. Two additional well-sized bedrooms, a beautifully finished main bathroom, and the convenience of upper-floor laundry complete the upper level. Thoughtfully designed with quality craftsmanship throughout, this 1,714 sq ft Duplex offers exceptional value in Rangeview Springs. Opportunities like this are limited—don’t miss your chance to own a home that truly checks every box. Photo gallery showcases a similar home; finishes may vary.

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