



**GRASSROOTS**  
REALTY GROUP

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50 Lavender Road SE  
Calgary, Alberta

MLS # A2327450



**\$725,000**

|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | Rangeview                                                                  |        |                  |
| Type:     | Residential/House                                                          |        |                  |
| Style:    | 3 (or more) Storey                                                         |        |                  |
| Size:     | 1,948 sq.ft.                                                               | Age:   | 2021 (5 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached                                                     |        |                  |
| Lot Size: | 0.06 Acre                                                                  |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan |        |                  |

|             |                                                                                                                        |            |     |
|-------------|------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central                                                                                                                | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                      | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                        | Condo Fee: | -   |
| Basement:   | Full                                                                                                                   | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                               | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                        | Utilities: | -   |
| Features:   | Chandelier, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s), Wired for Sound |            |     |

Inclusions: N/A

Welcome to this stunning former showhome by Homes by Avi, located in Rangeview, Calgary's innovative garden-to-table community in the city's vibrant southeast. Thoughtfully designed and impeccably maintained, this beautiful 3-storey home offers the perfect blend of style, comfort, and energy efficiency. The main floor features soaring ceilings, abundant natural light, and an upgraded chef-inspired kitchen complete with quartz countertops, black stainless steel appliances, a large island, built-in microwave, and contemporary chimney-style hood fan. Step directly from the kitchen onto the spacious rear deck, overlooking the private backyard—perfect for entertaining or relaxing outdoors. The bright and inviting living room is highlighted by large front-facing windows that flood the space with natural light. Upstairs, you'll find three generously sized bedrooms and 2.5 bathrooms, including a spacious primary retreat featuring high ceilings, elegant pendant lighting, and a walk-in closet. A versatile upper-level bonus room provides the ideal space for family movie nights, a home office, or a children's play area. Convenient second-floor laundry adds to the home's thoughtful functionality. Loaded with premium upgrades, this home includes central air conditioning, a built-in sound system, recessed lighting, designer gold-tone fixtures, solar panels, a UV air purification system, and a high-efficiency furnace, providing enhanced comfort and energy savings year-round. Enjoy living in one of Calgary's most exciting new communities, offering parks, pathways, playgrounds, community gardens, a central greenhouse, gathering spaces, and year-round community events. You'll also appreciate being less than a 5-minute drive from Stoney Trail, providing convenient access throughout the city. The home is ideally located near the South Health Campus, schools, and the

extensive shopping, dining, and entertainment amenities of nearby Seton and Mahogany Village Market. This exceptional home offers a rare opportunity to own a former showhome loaded with upgrades in a thriving, family-friendly community.