



GRASSROOTS
REALTY GROUP

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119 Sugarsnap Street SE
Calgary, Alberta

MLS # A2332865



\$779,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Level		

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

Inclusions: N/A

Discover exceptional family living with this 4 bedroom home in Rangeview, Calgary's first garden-to-table community, where parks, pathways, community gardens, and future gathering spaces create a lifestyle unlike any other. This brand-new home offers a thoughtfully designed layout with 4 bedrooms and a versatile main floor tech space, perfect for working from home or helping the kids with homework. The open-concept main floor is highlighted by a cozy fireplace, stylish railing, and a bright, functional kitchen that flows seamlessly into the dining and living areas. Upstairs, a central bonus room provides the ideal space for movie nights or a children's play area, while the spacious primary bedroom features a beautifully finished tiled shower. Additional highlights include 9' foundation walls, a side entry offering future development potential, and a generous 22' x 22' attached garage. Move into a vibrant, growing community designed for connection, nature, and modern family living. Photos are representative.