



GRASSROOTS
REALTY GROUP

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118 Sugarsnap Street SE
Calgary, Alberta

MLS # A2339010



\$739,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

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

Inclusions: N/A

Welcome to Rangeview, Calgary's first garden-to-table community, where thoughtfully designed homes meet a unique sense of community. Built on an extra-wide lot, this home benefits from windows on both sides, bringing an abundance of natural light throughout, a rarity to find in the city. At the heart of the home is an impressive great room with a raised ceiling and fireplace, creating a bright, open space with an inviting focal point. A widened garage provides added convenience, while the side entry and 9' foundation offer valuable flexibility. Upstairs, a spacious bonus room provides additional living space, complemented by a convenient upper-floor laundry room and a staircase finished with railing all the way to the second floor. The ensuite features a fully tiled shower with 10 mm glass for a refined finishing touch. Thoughtful design and elevated details come together to create a home that feels both spacious and welcoming.