



GRASSROOTS
REALTY GROUP

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68 Sugarsnap Green SE
Calgary, Alberta

MLS # A2339118



\$739,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to Rangeview, Calgary's first Garden-to-Table community, where connection, nature, and a unique way of living come together. Located on a quiet street, this beautifully upgraded Hopewell home offers 2,161 sq. ft., 3 bedrooms, 2.5 bathrooms, a bonus room, front flex room, and exciting future basement potential. From the moment you step inside, you'll see that this is a home designed to stand out. The bright, open concept main floor blends modern style with a layout made for everyday living and entertaining. Luxury vinyl plank flooring flows throughout the main level, seamlessly connecting the kitchen, dining area, and extended living room. Whether you're hosting friends, gathering for family dinners, or simply relaxing at the end of the day, this space feels open, comfortable, and inviting. Just off the entrance, the front flex room adds valuable versatility to the floor plan. Create a stylish home office, reading room, kids' playroom, homework space, or whatever best suits your lifestyle. At the heart of the home is a kitchen you'll love spending time in and showing off. Quartz countertops beautifully complement the dark lower cabinets and white upper cabinets, all finished with matte black hardware. Upgraded pendant lighting, a timeless white tile backsplash, built-in microwave, and standalone hood fan complete the modern look. The generous centre island provides plenty of prep space while naturally becoming the gathering place for morning coffee, casual meals, and entertaining. Upstairs, there's even more room for the family to spread out. The spacious bonus room is perfect for movie nights, gaming, a kids' retreat, or simply relaxing together. Conveniently located upstairs laundry makes everyday life that much easier. At the end of the day, retreat to the spacious primary bedroom, complete with his

and hers closets and a bright 5-piece ensuite featuring dual sinks, white cabinetry, quartz countertops, and a standalone shower. Two additional bedrooms and a full bathroom complete the upper level. The possibilities continue downstairs. A 9 foot foundation and separate side entrance provide an excellent starting point for future basement development or the potential for a secondary legal suite (subject to approval and permitting by the City/municipality), offering even more flexibility as your needs change. Rangeview is unlike anything else in Calgary. Designed around food, connection, and outdoor living, this Garden-to-Table community features community gardens, orchards, pathways, green spaces, and gathering areas that encourage neighbours to connect. Future amenities, including Market Square and Harvest Hall, will add even more to this unique community experience. A beautifully upgraded home, a thoughtfully designed floor plan, future basement potential, and one of Calgary's most distinctive new communities, this is your opportunity to make Rangeview home.