



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

79 Finch Park SE
Calgary, Alberta

MLS # A2342808



\$698,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Inclusions: BASEMENT ROUGH IN'S

Beautifully upgraded BRAND NEW HOME - TO BE BUILT in Calgary's SE community of Rangeview Springs. Possession will be approximate 8 months from a firm offer. Plenty of time to choose your options, preferences & color palate. A thoughtfully designed community offering expansive boulevards and tree-lined pathways connecting to parks, ponds, greenspaces, and nearby neighborhoods'. Rangeview Springs features accessible play spaces and pedestrian-friendly streets. Nine thoughtfully planned parks inspired by local bird species & tree lined pathways connecting homes, parks and gathering spaces. With mountain views to the west and timeless architecture built to endure, Rangeview Springs is a community designed for life, connection, and lasting value. Situated near Deerfoot and Stoney Trail, living in Rangeview Springs means you're only minutes away from the rest of Calgary. Just around the corner from the safe and peaceful retreat of Rangeview Springs are schools, the South Health Campus, YMCA, restaurants, grocery stores, boutiques and when you need a night out, a VIP movie theater. THE COLLINGWOOD BY EXCEL HOMES is designed for both families and entertainers, this home offers 2,235 square feet of thoughtfully crafted living space, modern luxury, and incredible FUTURE POTENTIAL with zoning for a LEGAL BASEMENT SUITE (with city approvals). Perfectly located on a quiet street, FACING A PARK & boasting a SUNNY WEST FACING BACKYARD! FOUR BEDROOMS above grade! Upon entering, you'll be greeted by a spacious entryway leading to an open-concept main floor. The family room and dining area are designed for comfort and entertainment. You'll love the main floor flex room, perfect for home office, playroom, sitting room or more. At the heart of the home is the chef's kitchen, featuring SS

appliances incl built in microwave and wall oven, cabinetry risers to the ceilings, 3 sets of pot/pan drawers, stone counters & large WATERFALL ISLAND. Oversized patio doors lead to the backyard, flooding the main floor w/natural light to create a bright and welcoming atmosphere. With 9-foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find FOUR generously sized bedrooms, perfect for your growing family. The primary suite is a peaceful retreat, offering a spa-like 5 pce ensuite with an oversized shower, a relaxing soaker tub, dual sinks and a large walk-in closet. The central bonus room has vaulted ceilings & is an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its R-G zoning and SEPERATE SIDE ENTRY, which allows for the development of a legal basement suite (subject to city approvals).