



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

55 Sugarsnap Avenue SE
Calgary, Alberta

MLS # A2343399



\$680,000

Division:	Rangeview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,957 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Zero Lot Line		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		
Inclusions:	All window coverings		

Welcome to 55 Sugarsnap Avenue SE, a beautifully maintained 2024-built Homes by Avi build offering approximately 1,957 sq ft of RMS living space in Rangeview. Fronting directly onto green space with a sunny south-facing backyard, this distinctive multi-level home combines thoughtful design, abundant natural light and excellent everyday functionality. The main level features 9' ceilings and an open-concept layout highlighted by the Douglas model's signature open-to-below great room with floor-to-ceiling windows. The contemporary kitchen is finished with a tiled backsplash, modern cabinetry and durable LVP flooring, while a convenient pocket office provides dedicated space for working or studying from home. A rear mudroom and separate side entrance add everyday convenience. The next level features a spacious loft overlooking the open-to-below through glass railing, creating a bright and airy second living area. The primary bedroom includes a walk-in closet and private 3-piece ensuite, with upper-level laundry nearby. The third level offers two additional bedrooms, a full 4-piece bathroom and private balcony, providing excellent separation for family, guests or additional work-from-home space. The unfinished basement offers excellent future flexibility with 9' ceilings, a separate side entrance and rough-ins for future development. Outside, the home makes a strong first impression with a full stucco front elevation overlooking the green space. The property is fully fenced and landscaped with a sunny south-facing backyard and approximately 8' x 8' rear patio. A 19-panel solar system installed in 2025 adds an energy-conscious feature, while the 20' x 24' detached double garage with a 200-amp electrical panel provides excellent parking, storage, workshop and future EV flexibility. All appliances are

included. Enjoy the community lifestyle of Rangeview, with green spaces, pathways, parks, playgrounds and gathering areas throughout the neighbourhood. Nearby Seton, Mahogany and Auburn Bay provide convenient access to shopping, restaurants, recreation and South Health Campus, while easy access to Stoney Trail makes getting around southeast Calgary and the rest of the city convenient. With green-space frontage, a south-facing yard, newer 2024 construction, floor-to-ceiling windows, 19-panel solar, completed fencing and landscaping, a 20' x 24' garage, striking open-to-below architecture, pocket office and future basement potential, this Douglas offers an outstanding combination of lifestyle, functionality and value in Rangeview. Possession is negotiable.