



GRASSROOTS
REALTY GROUP

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90 Raven Point SE
Calgary, Alberta

MLS # A2347779



\$739,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Interior Lot, Irregular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Welcome to Rangeview Springs and a build from Homes by Avi - This 2,107 SQ. FT. Palliser model has been loaded with things buyers usually WISH had been added before the drywall went up: an extended kitchen and dining area, FOUR BEDROOMS UP, a proper main-floor flex room, upgraded ensuite, 200-AMP SERVICE and future-ready rough-ins already in place. The kitchen gets especially serious about it. QUARTZ COUNTERS, 48" UPPERS, CABINETRY TO THE CEILING, a BUILT-IN MICROWAVE with POT DRAWER below, CHIMNEY HOOD FAN and contrasting island with a double-bin pullout make the space feel properly upgraded. A BLACK SILGRANIT SINK, matte-black faucet and backsplash carried to the ceiling behind the hood finish it off, while an OVERSIZED THREE-PANEL PATIO DOOR opens to the 12' x 10' REAR DECK. Across the main floor, the FLEX ROOM can close itself off when work, homework or company calls. The great room gets its own architectural moment with a 50" ELECTRIC FIREPLACE set into a full-height projected feature wall, while upgraded open railing with black iron spindles gives the centre of the home a much more polished look. Upstairs, the FOUR-BEDROOM PLAN still leaves room for a generous CENTRAL BONUS ROOM and upper laundry. The master ensuite brings the upgrades where they count: DUAL SINKS, SEPARATE WATER CLOSET, 60" x 36" SOAKER TUB and a separate tiled shower with built-in seat and glass door. Downstairs, 9' FOUNDATION WALLS give the unfinished basement a strong head start, with bathroom rough-ins and a BAR-SINK ROUGH-IN already planned. Elsewhere, the house is equally forward-thinking with an EV-CHARGER ROUGH-IN, SOLAR ROUGH-IN, GAS LINE TO THE RANGE, BBQ GAS ROUGH-IN and a tankless hot-water system.

Set in Rangeview Springs, with parks, playgrounds, ponds and walking/bike paths nearby, this is a brand-new home that has already done a surprising amount of thinking ahead. Possession is estimated for LATE-NOVEMBER 2026, giving you time to move in before the holiday season. Come see how much was decided before you ever had to make a decision. Book a showing, and come see a home that's already handled the upgrades buyers usually add later. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.