



GRASSROOTS
REALTY GROUP

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153 Rangeview Path SE
Calgary, Alberta

MLS # A2349822



\$769,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,349 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Rectangular Lot, Zero Lot		

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

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

Inclusions: N/A

TWO ISLANDS. FOUR BEDROOMS UP. AND A KITCHEN THAT MAY END UP BEING THE ROOM EVERYONE TALKS ABOUT. This Jefferson model from Homes by Avi takes the familiar front-drive family home and gives it a much more interesting centre of gravity. At the heart of the main floor is a seriously substantial kitchen with TWO ISLANDS—one with seating, the other housing the sink—wrapped in Frostline quartz and a two-tone mix of Mocha and Carleton cabinetry. The 48" uppers climb high, while a GAS COOKTOP, BUILT-IN WALL OVEN, BUILT-IN MICROWAVE and chimney hood fan keep the working side of the kitchen streamlined. The great room gets equal attention. A 50" LINEAR ELECTRIC FIREPLACE projects into the room with a raised surround, oversized tile, mantel and full-height architectural treatment, while upgraded iron-spindle railing opens the staircase and upper hall instead of closing them behind stub walls. Upstairs, all FOUR BEDROOMS stay together around a 17'6" x 14' BONUS ROOM and dedicated laundry. The 17' x 13' master leads to a five-piece ensuite with double sinks, separate shower and a 60" x 36" soaker tub, giving the upper floor considerably more substance than the bedroom count alone suggests. Downstairs, 9' FOUNDATION WALLS, relocated mechanical equipment, laundry and bar-sink rough-ins, plus a SEPARATE SIDE ENTRY have already put thought into what this level could become later. EV-charger and solar conduit rough-ins continue that future planning. Outside, a 150 SQ. FT. CONCRETE PATIO with BBQ gas line extends the living space into the backyard. Rangeview adds plenty beyond the front door, with tree-lined pathways connecting parks throughout the community, including the accessible and inclusive play space at Mallard Grove Park. Seton and Mahogany are just

minutes away for shopping, dining and everyday essentials, with South Health Campus and the YMCA close by as well. It's an easy place to feel connected to both the neighbourhood and the city around it. If the kitchen, upper-floor layout and future-ready details are hitting the right notes, come see this one in person before someone else does. • 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.