

# \$585,900 - 43 Lavender Manor Se, Calgary

MLS® #A2202365

**\$585,900**

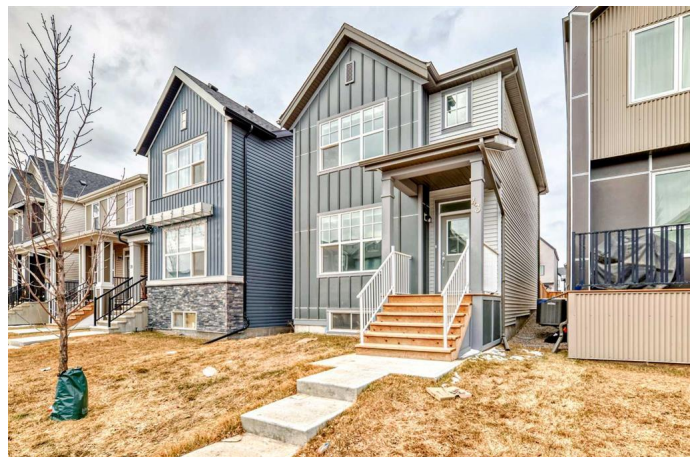
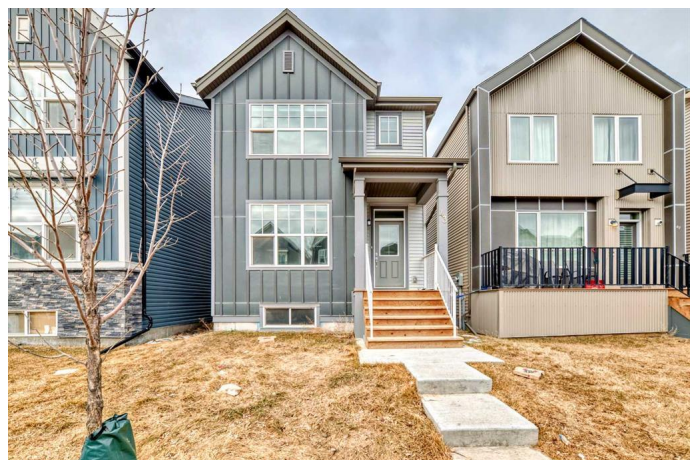
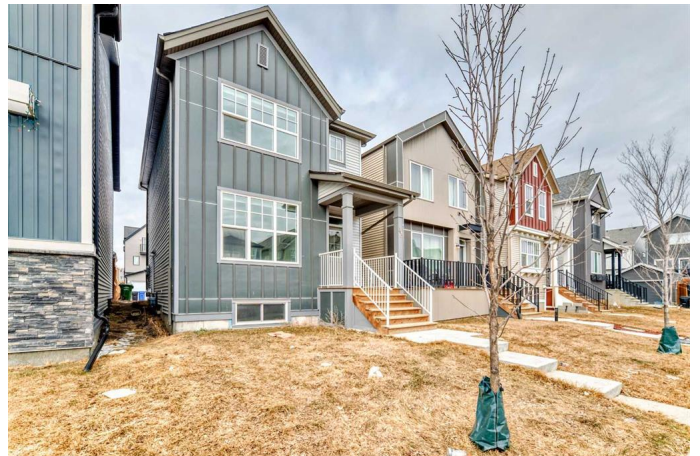
3 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

**\*\*\$24K Reduced for a Quick Sale\*\*** Welcome to this STUNNING home W/ Side ENTRANCE for Basement in Rangeview - this highly sought-after floor plan is bursting with upgrades. Just steps to parks, walking paths and playgrounds this property is sure to impress. This house is nestled on a large RECTANGULAR LOT & comes with a Parking Pad for 2 vehicles! Main level consists of living room, dining area, mudroom, powder room, large walk-in pantry and great size kitchen. The modern kitchen offers a built-in appliances, large island with breakfast bar, stainless steel appliances and high ceilings. Take the staircase upstairs to find 3 bedrooms with plenty natural light! The primary bedroom has a grande 4 piece ensuite and walk-in closet. Two more bedrooms, a full 4-pc bathroom and laundry room complete the upper level. Additional features include luxury vinyl plank flooring throughout the main level, upgraded lighting throughout, and quartz countertops, among many others. This stunning home comes with an unfinished basement w/ SIDE ENTRANCE that is awaiting your creative ideas! Lots of room to grow in this house. Entertain in your large backyard once fully developed as you like it. This home is conveniently located just minutes away from lots of amenities including grocery stores, restaurants/pubs, shopping, schools and more. Call to book your showing today!

Built in 2022



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202365    |
| Price          | \$585,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,471       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 43 Lavender Manor Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S 0C8              |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                               |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                   |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 46               |
| Zoning         | R-G              |
| HOA Fees       | 534              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.