# \$554,900 - 7071 Rangeview Avenue Se, Calgary

MLS® #A2222346

### \$554,900

3 Bedroom, 3.00 Bathroom, 1,403 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

\*\*BRAND NEW HOME ALERT\*\* Great news for eligible First-Time Home Buyers â€" NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. Located in Southeast Calgary, Heartwood blends modern living with natural beauty and thoughtful planning. Get ready to be a part of a vibrant, growing community built for today and tomorrow. There will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. From peaceful wetlands to open green spaces. Heartwood offers residents the chance to connect with nature right outside their door. Parks, paths and natural areas are designed to enhance everyday living-whether it's morning walks, weekend picnics or evening strolls. Just imagine yourself living in Jayman BUILT'S brand new floorplan aptly named the SPRUCE. Featuring a professionally designed wood colour palette, you are invited in to explore over 1300+sqft of nature inspired design. Stepping into the home you are given a wonderful visual from front to back with an expansive site line to maximize ever inch. Okanagan Desert Canyon Luxury Vinyl Plank flooring graces the man floor offering a seamless transition form space to space. The Urban Timber elevation compliments the







interior selections as you tour the designated dining room into the bright rear kitchen with central island. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric slide in smooth top range, Panasonic microwave with trim kit and Broan power pack built-in cabinet hood fan. Stunning quartz counter tops, Blanco silgranite undermount sink, soft close hinges with 48" uppers and 2 1/2 inch submoulding reflect nicely with the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level with a quaint mud room near the back of the home that opens up to your 10x10 deck. Explore the upper level that features three sizeable bedrooms with the Primary including a generous private 3pc en suite with sliding glass door shower and a spacious walk-in closet. You will also discover a convenient 2nd floor laundry and full bath for family and guests on this level. The lower level boasts a raised 9ft basement ceiling height and 3-pc rough-in for plumbing while the exterior of this home features durable Front Hardie Board exterior and BTRboard Exterior Wall System. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions!

Built in 2024

#### **Essential Information**

MLS® # A2222346 Price \$554,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,403 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 7071 Rangeview Avenue Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0R1

#### **Amenities**

Parking Spaces 2

Parking Gravel Driveway, Parking Pad

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range,

**Instant Hot Water** 

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle, Metal

Construction Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 149
Zoning TBD

## **Listing Details**

Listing Office Jayman Realty Inc.

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