

\$679,000 - 1882 Rangeview Drive Se, Calgary

MLS® #A2229227

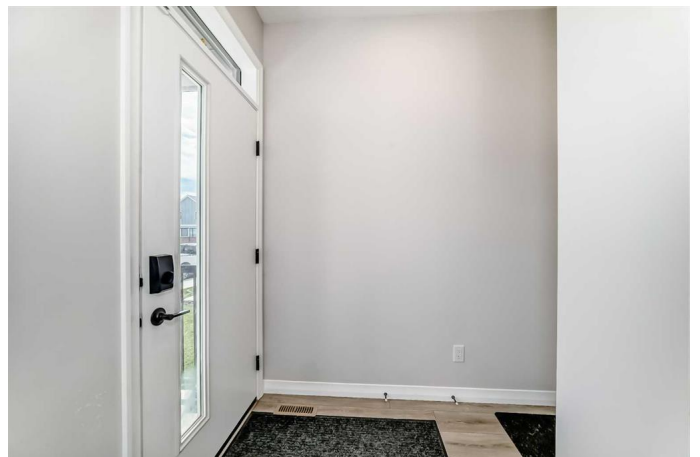
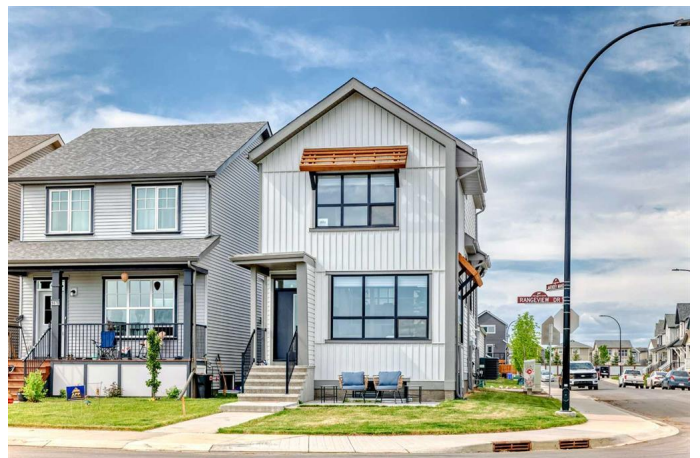
\$679,000

2 Bedroom, 3.00 Bathroom, 1,586 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

(Open house Sunday 15 June 1-4 PM)

Welcome to this stunning home By Jayman built Edward 18 model, ideally located directly across from a picturesque park in one of Calgary's pioneering garden-to-table in Rangeview communities. This nearly new, impeccably maintained home combines sophisticated design with everyday practicality, offering exceptional curb appeal and luxurious functionality throughout. Step inside to discover a thoughtfully designed four-level split floor plan that maximizes space, light, and livability. At the heart of the home, the gourmet kitchen impresses with a waterfall-edge quartz island, flush eating bar, and high-end KitchenAid stainless steel appliances—including a French-door fridge with water & ice, gas cooktop, slide-in oven, built-in microwave, and a stylish chimney hood fan. The adjacent dining area is bright and spacious. Overlooking the lower-level great room, the open-concept layout features soaring ceilings, expansive side windows, and a sleek glass railing, creating a light-filled and airy atmosphere. A rare and desirable feature, this home offers two private primary suites, each on its own upper level, complete with full ensuite ideal for multigenerational living or ultimate privacy. The top-level open-to-below design adds architectural interest and a modern lofted feel. Additional highlights include Double detached garage with Lift Master IQ smart opener & built-in camera, Luxury vinyl plank flooring, LED recessed



lighting throughout main living areas. Rear BBQ deck with gas line for outdoor entertaining. Raised basement ceilings with large windows & rough-in plumbing for future development. Fireplace in flex room, and integrated motorized blinds . Energy-Efficient & Smart Living: 6 solar panels (Core Performance Package), Built Green Canada Certified with Ener Guide Rating. High-efficiency furnace with MERV 13 filter & HRV system. Navien tankless hot water system. Triple-pane windows for energy savings and comfort. Smart home tech: locks, lights, garage, floodlights. White quartz countertops in kitchen and all bathrooms. Premium Upgrades: Hunter Douglas automatic silhouette solar shades. Vaulted ceilings and skylights. Black hardware accents throughout. Samsung oversized stacked washer & dryer. Pre-wired for future data needs. Located in a vibrant and evolving neighborhood, this home is part of a forward-thinking community with plans for community gardens, playgrounds, walking paths, and more. Close to South Campus hospital, YWCA. shopping, major bank, grocery and major roads.

Built in 2021

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2229227 |
| Price | \$679,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,586 |
| Acres | 0.06 |
| Year Built | 2021 |

| | |
|----------|---------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1882 Rangeview Drive Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 0C4 |

Amenities

| | |
|----------------|--|
| Amenities | Community Gardens |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Lighting, Private Entrance |
| Lot Description | Back Lane, Back Yard, Corner Lot, Private |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |
| HOA Fees | 500 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.