

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

MLS® #A2222346

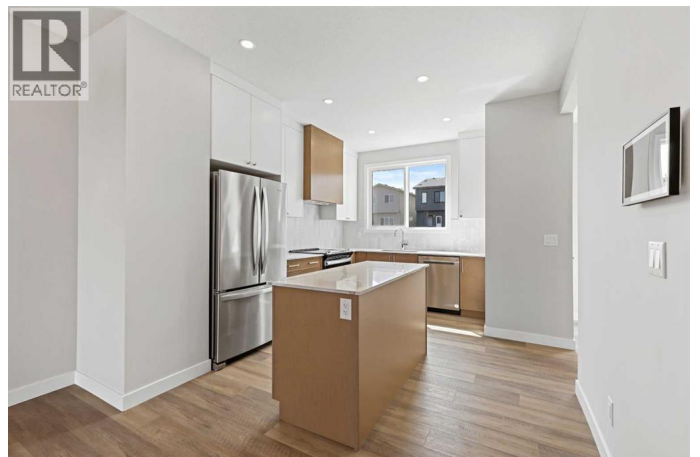
\$554,900

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Single Family on 0.06 Acres

Rangeview, Calgary, Alberta

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – 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 every inch. Okanagan Desert Canyon Luxury Vinyl Plank flooring graces the main floor offering a seamless transition from 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! (id:6289)

Built in 2024

Essential Information

Listing #	A2222346
Price	\$554,900
Bedrooms	3

Bathrooms	3.00
Half Baths	1
Square Footage	1,403
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7071 Rangeview Avenue Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0R1

Amenities

Amenities	Park, Shopping
Features	Back lane, PVC window
Parking Spaces	2
Parking	Gravel, Parking Pad

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Hot Water Instant
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Jayman Realty Inc.
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Listing information last updated on October 16th, 2025 at 12:01pm PDT