

# \$574,900 - 1445 Rangeview Drive Se, Calgary

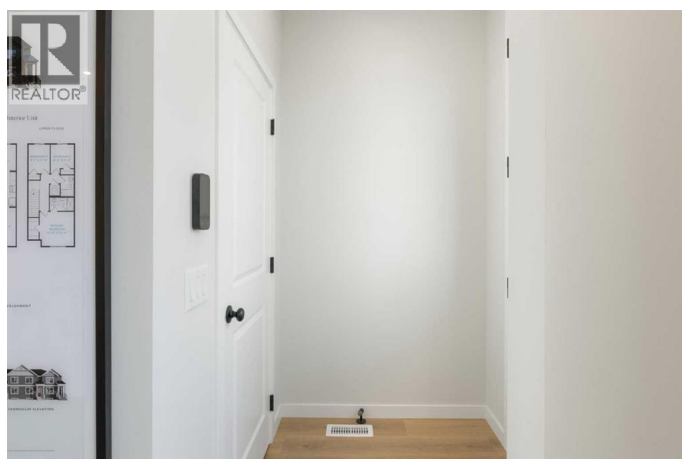
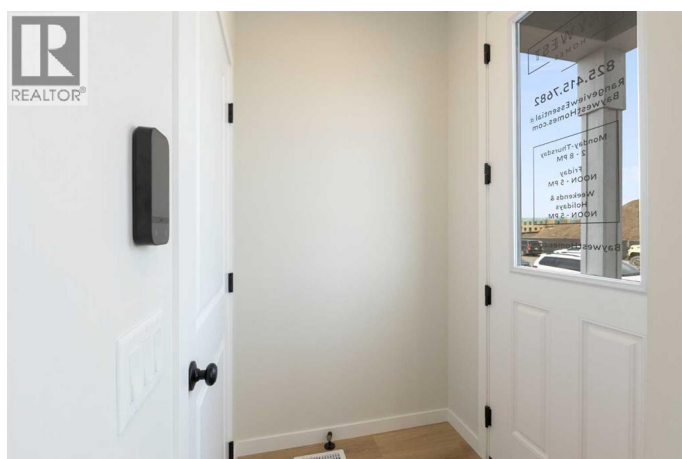
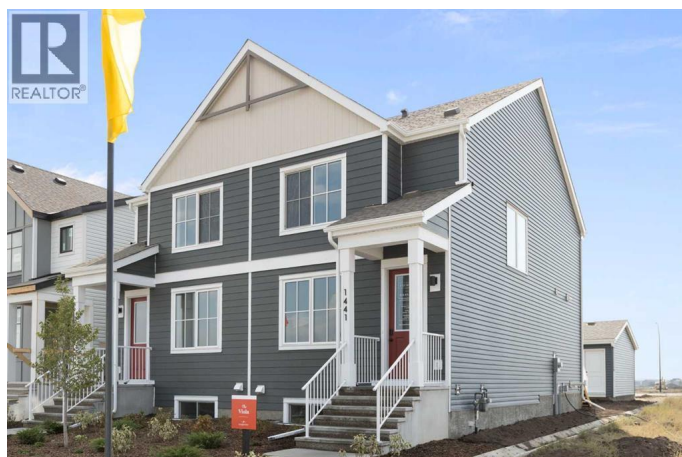
MLS® #A2242272

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,337 sqft  
Single Family on 0.05 Acres

Rangeview, Calgary, Alberta

**\*\*Open House - Oct 11 & 12,  
12:00PM-5:00PM (visit us at 1441 Rangeview  
Drive SE) Welcome to this thoughtfully crafted  
attached farmhouse-style home nestled in  
Rangeview, Calgaryâ€™s first garden-to-table  
community. Designed with timeless charm &  
modern functionality, this home combines  
character, comfort, & versatility in a way that  
just feels right. From the moment you pull up,  
the homeâ€™s classic farmhouse exterior,  
complete with smartboard detailing and front  
landscaping, makes a memorable first  
impression. Inside, the main floor unfolds in a  
bright, open-concept layout with large windows  
that bathe the space in natural light and  
elevate the overall warmth & livability of the  
home. At the front, the inviting living room  
offers the perfect place to relax or host guests,  
framed by soft neutral tones & high-quality  
finishes. The central dining area is open &  
spaciousâ€”easily accommodating everything  
from weekday meals to larger holiday  
gatherings. At the back of the home, the  
chef-inspired kitchen takes center stage.  
Itâ€™s designed for real lifeâ€”with plenty of  
prep space, full-height cabinetry, & modern  
hardwareâ€”all tied together by sleek  
countertops & a functional layout that keeps  
everything within reach. Whether you're  
cooking for one or a crowd, this kitchen is built  
to perform & impress. Just off the kitchen, the  
rear mudroom adds practical elegance with  
built-in storage and direct access to your  
private backyard & double detached**



garageâ€™ideal for Calgaryâ€™s changing seasons and everyday convenience. Upstairs, the primary suite offers a peaceful retreat, featuring a spa-like ensuite with tasteful finishes, a walk-in shower, & space to truly unwind. Two additional bedrooms provide flexibility for kids, guests, or a home office, & the upper-level laundry adds convenience without sacrificing space. The home also includes a separate side entrance, creating an excellent opportunity to develop a future basement suite (A secondary suite would be subject to approval and permit by the city/municipality) â€™perfect for multi-generational living or added income potential. Built with energy-efficient triple-pane windows, this home delivers year-round comfort & long-term savings without compromising on design. But why Rangeview? More than just a neighbourhood, Rangeview is a lifestyle centered around food, connection, & community. As Calgaryâ€™s first agri-urban community, itâ€™s designed to inspire & connectâ€™offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. Itâ€™s a place where neighbours become friends & the simple act of growing, cooking, & sharing food brings people together. Stroll along walkable streetscapes, unwind in scenic parks, & discover a vibrant calendar of community events designed to enrich your everyday life. With stunning architecture, thoughtful urban planning, & a warm, welcoming spirit, Rangeview is a place to plant roots. (id:6289)

Built in 2025

**Essential Information**

|           |           |
|-----------|-----------|
| Listing # | A2242272  |
| Price     | \$574,900 |
| Bedrooms  | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,337         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1445 Rangeview Drive Se |
| Subdivision | Rangeview               |
| City        | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3S0P8                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Shopping  |
| Features       | Back lane, PVC window, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Detached Garage   |
| # of Garages   | 2   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Garage door opener |
| Heating      | Natural gas Forced air  |
| Cooling      | None  |
| # of Stories | 2   |
| Basement     | Separate entrance   |

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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Listing information last updated on October 13th, 2025 at 5:46am PDT