

# \$665,000 - 38 Lavender Road Se, Calgary

MLS® #A2249824

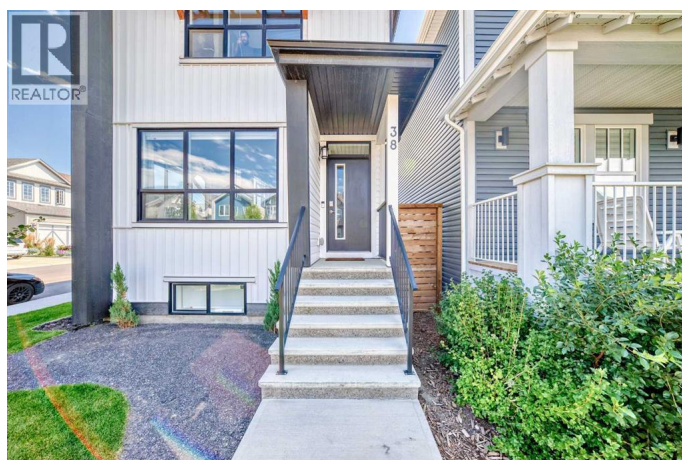
**\$665,000**

3 Bedroom, 4.00 Bathroom, 1,486 sqft

Single Family on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this stunning former showhome, with 3 bedrooms, and fully finished basement, with 2021 sq ft of developed living space thoughtfully designed and spread across three beautifully finished levels, situated on a desirable corner lot. This home features large windows that fill the space with natural light, and a wonderfully modern layout. On the main level, you'll find a immaculate kitchen with granite countertops, a central island, and a spacious dining area, perfect for family meals and entertaining. From here, a door leads directly to the back deck and the meticulously landscaped backyard, complete with an 8'x18' deck and a full lawn sprinkler system, and double detached garage. The lower level offers a cozy yet spacious living room anchored by an electric fireplace, along with a versatile den or office. Upstairs, you'll find two generously sized bedrooms, including a primary suite featuring a walk-in closet with a custom PAX wardrobe system. The fully finished basement adds even more living space with bedroom, 4 piece bathroom and large family room ideal for a media room, home gym, or play area. With its combination of thoughtful design, energy efficiency, and premium finishes, this is a move-in-ready home that truly stands out. This home is packed with upgrades, including 19 solar panels, smart switches throughout, Hunter Douglas blinds, glass railings, and gemstone exterior lighting for year-round curb appeal. Stay comfortable year-round with central air



conditioning and enjoy the convenience of a heated double detached garage with an EV plug-in. This home is located in Rangeview. It is a vibrant community built around garden-to-table living. With gardens, orchards, and greenhouses alongside parks, pathways, and gathering places, it fosters a connected and healthy lifestyle. Conveniently located near a movie theatre and the worldâ€™s largest YMCA, Rangeview blends modern amenities with nature-inspired living. Don't miss this one, book your showing today!  
(id:6289)

Built in 2021

**Essential Information**

Listing #	A2249824
Price	\$665,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,486
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	3 Level

**Community Information**

Address	38 Lavender Road Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0C4

**Amenities**

Amenities	Playground, Schools, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2

Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

### Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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