

\$599,900 - 292 Rangeview Way Se, Calgary

MLS® #A2259338

\$599,900

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Single Family on 0.08 Acres

Rangeview, Calgary, Alberta

CORNER LOTS CHANGE HOW A DUPLEX LIVES: more presence on the street, MORE WINDOWS, and “best of all” A REAL SIDE YARD that makes the whole property feel wider and calmer. At 292 Rangeview Way SE, that corner advantage shows up every day: sunlight wraps the main floor, sightlines feel open instead of boxed-in, and the outdoor space stretches along the side of the home, giving you room for gardens, play, or just more breathing room than a typical lot. The DETACHED 20'—20' DOUBLE GARAGE off the lane is the clincher; in this category it's not a given, and it keeps everyday life tidy—vehicles inside, gear organized, sidewalks clear. Inside, the plan is built for daily ease across roughly 1,642 sq. ft. above grade. A rear kitchen anchors the main floor so cooking stays connected to the dining area and living room. QUARTZ COUNTERS hold up to family traffic, 42" UPPER CABINETS keep counters photo-ready, and a CHIMNEY HOOD + BUILT-IN MICROWAVE free the workspace. The electric range is installed for move-in simplicity, with a gas line roughed-in if you prefer to switch later. LUXURY VINYL PLANK through the main keeps the flow durable and easy to clean; upstairs, carpet softens bedrooms and the loft. The palette runs warm and modern—grey cabinetry, a soft-stone quartz tone, cloud-matte tile, and a calm, fresh wall colour—so your furniture slides right in. Future-ready matters here. 200-AMP SERVICE means capacity for



lifeâ€™s add-ons; EV CHARGER ROUGH-IN and SOLAR PREP keep options open. 9' FOUNDATION WALLS stretch the lower levelâ€™s usefulness. A SIDE ENTRY plus ROUGH-INS FOR LAUNDRY, SINK, AND A BATHROOM make future basement development straightforward (think private, flexible living space without reworking the structure). Extra lighting on the main, a 5'Ã—2' stairwell window, and front yard landscaping round out the everyday wins. Out back, the 10'Ã—10' DECK and gas line to the BBQ turn evenings outside into a habit rather than a plan. The upstairs gets the rhythms right: a bright primary with a walk-in closet, secondary bedrooms sized for real furniture, upper-level laundry where it belongs, and a BONUS ROOM that pivots effortlessly between work, play, or reading chair. Construction choices are built to last, including HARDIE SIDING ON THE FRONT ELEVATION and the efficiencies you expect in a new build. Set in Rangeview Springsâ€”the newest phase of Rangeview by Genstarâ€”the streets feel connected and human-scaled, with canopy-style pathways linking pockets of green so weekend walks start at your front step, not the car door. Possession is set for late October 2025. Walk the lot lines, step inside, and youâ€™ll feel why this corner lives larger than most. â€¢ PLEASE NOTE: Photos are of a finished Showhome of the same model â€” fit and finish may differ on 292 Rangeview Way SE. Interior selections and floorplans shown in photos. (id:6289)

Built in 2025

Essential Information

Listing #	A2259338
Price	\$599,900
Bedrooms	3

Bathrooms	3.00
Half Baths	1
Square Footage	1,642
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	292 Rangeview Way Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0L5

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

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

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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