

**1465 Rangeview Drive SE**  
**Calgary, Alberta**

**MLS # A2243191**



**\$544,900**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Rangeview                                                     |               |                  |
| <b>Type:</b>     | Residential/Duplex                                            |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                               |               |                  |
| <b>Size:</b>     | 1,306 sq.ft.                                                  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                                                   |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting |               |                  |

|                    |                                                                                                     |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Unfinished                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |     |

**Inclusions:** N/A

Welcome to this thoughtfully crafted attached farmhouse-style home nestled in Rangeview, Calgary'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 home'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 & spacious—easily accommodating everything from weekday meals to larger holiday gatherings. At the back of the home, the chef-inspired kitchen takes center stage. It's designed for real life—with plenty of prep space, full-height cabinetry, & modern hardware—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 with room for a future garage—ideal for Calgary'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 permitting by the city/municipality) —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 Calgary's first agri-urban community, it's designed to inspire & connect—offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. It'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.