

## 37 LAVENDER Passage SE Calgary, Alberta

**MLS # A2246139**



# \$680,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Rangeview                          |               |                  |
| <b>Type:</b>     | Residential/House                  |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 1,607 sq.ft.                       | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                          |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot                    |               |                  |

|                    |                                                                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl                                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) |                   |     |

**Inclusions:** NA

Step into modern comfort in this beautifully designed 2023-built home located in Calgary's vibrant garden-to-table community of Rangeview. Featuring 9-foot ceilings and a bright, open-concept layout, the main floor seamlessly connects the spacious living, dining, and kitchen areas—perfect for entertaining or everyday living. A versatile computer room adds function and flexibility for remote work or study. Over 2160sqft of total living space. Upstairs offers three well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The upper-level laundry and bonus room provide added convenience and extra living space. The fully legal basement suite—with a separate entrance—includes one bedroom, one full bathroom, its own laundry, and a full kitchen, making it ideal for rental income or extended family. Enjoy outdoor living with a welcoming front porch, sunny rear deck, and the added value of a double detached garage. This home delivers style, space, and smart investment potential in one of Calgary's most exciting new communities.