94 Finch Gardens SE
Calgary, Alberta

MLS # A2283753

$774,999

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	n/a

Welcome to this spacious and versatile home featuring 5 bedrooms, 3.5 bathrooms, and a double attached garage—perfect for growing families or savvy investors. The standout feature is the 2 BED LEGAL SUITE with its own separate entrance and private appliances, offering an excellent opportunity to live upstairs and rent downstairs. On the main level, you’ll be greeted by a welcoming foyer and a convenient mudroom off the garage. The bright kitchen is finished with quartz countertops, a hood fan, stainless steel appliances, and ample cabinetry for storage, plus window coverings already in place. A dedicated dining area leads to the backyard, and the main floor is completed by a comfortable, good-sized living room. Upstairs, enjoy a spacious bonus room, a den with a window, an upper laundry room, and two bedrooms with a shared full bathroom. The primary suite offers a 4-piece ensuite, a walk-in closet, and a large window that fills the room with natural light. All three upstairs bedrooms include walk-in closets. Downstairs, the legal suite welcomes you with a large living area and two generously sized bedrooms. The basement appliances are brand new, making it move-in ready for extended family or rental income. A rare opportunity with space, functionality, and built-in flexibility—don’t miss out.