

**7411 202 Avenue SE**  
**Calgary, Alberta**

**MLS # A2285600**



**\$599,999**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Fridge Freezer, TV Mounts		

Welcome to this beautifully maintained, light-filled end unit townhouse in the vibrant community of Rangeview SE, offering 4 bedrooms, 3.5 bathrooms, a double insulated detached garage, and the added benefit of NO condo fees. Designed for both comfort and elevated everyday living, this impressive home showcases over \$80,500 in thoughtful upgrades, elegant finishes, and exceptional functionality throughout. Step inside to discover a warm and inviting open-concept layout enhanced by abundant natural light from its desirable south-facing exposure. The main living space offers a comfortable yet refined setting, highlighted by custom, designer blinds (\$10,000) and upgraded electrical fixtures featuring elegant dimmer switches and conveniently placed USB outlets throughout &mdash; including in every bedroom &mdash; providing seamless modern convenience. At the heart of the home, you'll find a beautifully integrated custom kitchen coffee, wine, and storage bar (\$7,500) &mdash; a sophisticated built-in feature that enhances both daily living and entertaining while adding valuable storage and style. Upstairs, spacious bedrooms provide flexibility for growing families, guests, or home office needs. The fully finished basement is a standout feature, representing a \$50,000 investment that dramatically expands your living space. This oversized lower-level retreat includes a king-sized suite, generous walk-in closet, and a luxurious marble bathroom with an oversized walk-in shower. Thoughtfully designed TV entertainment and custom lighting create a comfortable, elevated atmosphere perfect for relaxing or hosting. The lower level also offers a large mechanical room, Electrolux fridge/freezer, finished under-stair storage, and ample additional storage space. Outdoor living is equally impressive with an upgraded deck space (\$10,000) designed to maximize

enjoyment of the stunning mountain views. Whether you're soaking in the sunrise with your morning coffee or enjoying evening sunsets, this outdoor space extends your living area beautifully. Meticulously cared for, this pet-free and smoke-free home reflects true pride of ownership. Located in the fast-growing community of Rangeview, residents enjoy convenient access to grocery stores, the Seton YMCA & Public Library, scenic parks, pathways, ponds, and a new Catholic school just six blocks away, with additional schools only minutes from home. Easy access to Stoney Trail and Deerfoot Trail ensures a smooth commute while maintaining a peaceful neighbourhood setting. Seller has purchased elsewhere and is motivated to sell! This exceptional property offers modern comfort, significant upgrades, and outstanding value in one of Calgary's emerging communities &mdash; a must-see opportunity you won't want to miss.