

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

**MLS # A2287428**



**\$479,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	2025 (1 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	<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 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. The rear dining area is open & spacious—easily accommodating everything from weekday meals to larger holiday gatherings. Just off the dining room, 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 space 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) &mdash;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&rsquo;s first agri-urban community, it&rsquo;s designed to inspire & connect&mdash;offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. It&rsquo;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.