587-899-3773
justin@realtyaces.ca

1968 Rangeview Drive SE
Calgary, Alberta

MLS # A2339474

$539,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,420 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pav		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: TV Mounts, light fixtures

Tucked away on a quiet cul-de-sac, skip the wait and hidden costs of a new build—this smart-enabled, turn-key Rangeview property is loaded with premium upgrades. The bright, OPEN CONCEPT main floor boasts 9-FOOT CEILINGS, large windows, and gorgeous ENGINEERED LAMINATE flooring. The standout kitchen features upgraded SOFT-CLOSE CABINETRY, a BUILT-IN DUSTBIN AND COMPOST ORGANIZER, and a DEDICATED BEVERAGE STATION. Built for serious cooking, it showcases high-end, smart-enabled stainless appliances, including a GAS RANGE paired with a high-performance EXTRACTOR HOOD FAN—an upgrade over standard builder microwave fans. Upstairs provides a private bedroom retreat, plus an upper laundry room currently utilized as a massive linen closet for incredible storage. Downstairs, the UNFINISHED BASEMENT offers a blank canvas for future development and houses the included high-end, smartphone-enabled washer and dryer (these units can be stacked if desired). Outside, enjoy a FULLY FENCED, FULLY LANDSCAPED, and LOW MAINTENANCE backyard featuring a 2025 center patio and a dedicated side garden bed. An oversized DOUBLE DETACHED GARAGE (with built in storage) provides significantly more vehicle and storage room than a standard build. Complete with a NEST SMART THERMOSTAT, whole-home HUMIDIFIER, and a WATER SOFTENER. Don't miss your chance to secure an exceptional home in one of southeast Calgary’s most exciting communities—book your private tour today and step right into the lifestyle you deserve!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Royal LePage Benchmark. Information is believed to be reliable but not guaranteed.