

# \$659,800 - 228 Lavender Manor Se, Calgary

MLS® #A2193814

**\$659,800**

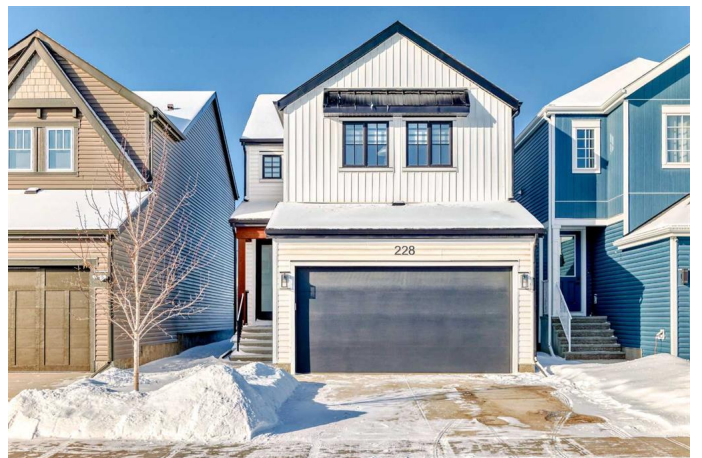
3 Bedroom, 3.00 Bathroom, 1,669 sqft  
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to your dream home in the promising community of Rangeview! Step into this 2022-built gem, where contemporary design and family-friendly charm come together seamlessly! With a total finished area of 1,668.9 square feet, this detached beauty offers 3 spacious bedrooms, a bonus room, two bathrooms, and a luxurious 4-piece ensuite in the serene primary suite—your own private retreat. The open-concept main floor features a bright, airy living space perfect for entertaining, while the sleek kitchen boasts modern finishes, a functional island, stainless steel appliances, and plenty of storage to make meal prep a breeze. The spacious dining area is ideal for family gatherings and special occasions. The double attached garage keeps your vehicles warm in winter, while providing extra space for storage. The unfinished basement offers endless possibilities—expand your living space, create a home gym, or design the basement of your dreams, with rough-ins already in place for easy customization. Enjoy the convenience of being just minutes away from parks, schools, shopping, and all the amenities you need, in a welcoming community with a bright future. Don't miss this rare find—book your showing today and make this modern, move-in-ready house your forever home!

Built in 2022

## Essential Information



MLS® #	A2193814
Price	\$659,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	228 Lavender Manor Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 15th, 2025
Days on Market	27
Zoning	R-G
HOA Fees	499
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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