

**602 Rangeview Street SE
Calgary, Alberta**

MLS # A2181507



\$700,000

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,812 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s)

Inclusions: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Welcome to this beautifully upgraded, modern semi-detached home in Rangeview, Calgary's award-winning new community. With 1812 sq. ft. of bright and inviting living space upstairs and 810 sq ft in the basement, this home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a formal dining space and a chef's kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry. With vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suite—with a separate entrance, full kitchen, spacious living area, and bathroom—offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces

Directions: 1. From Deerfoot head East on Seton Blvd. 2.

Turn right onto 52nd Street SE and head South. 3. Follow the road to the Traffic Circle into Rangeview. 4. Take the 1st Exit onto 202 Ave SE. 5. Follow 202 Ave SE to the 2nd Traffic Circle. 6. Turn North on the 2nd exit on the Roundabout onto Rangeview Street. 7. Property is located on the Right