

\$679,000 - 1882 Rangeview Drive Se, Calgary

MLS® #A2229227

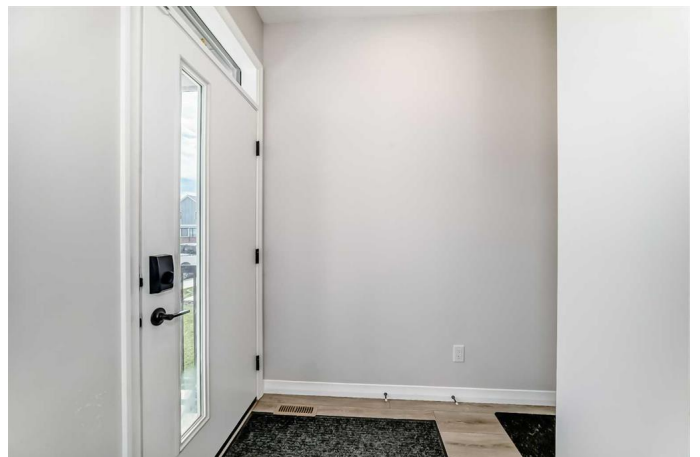
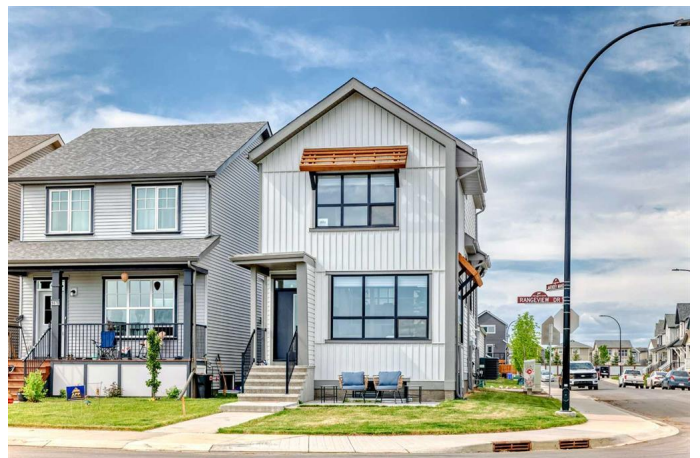
\$679,000

2 Bedroom, 3.00 Bathroom, 1,586 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

(Open house Sunday 15 June 1-4 PM)

Welcome to this stunning home By Jayman built Edward 18 model, ideally located directly across from a picturesque park in one of Calgary's pioneering garden-to-table in Rangeview communities. This nearly new, impeccably maintained home combines sophisticated design with everyday practicality, offering exceptional curb appeal and luxurious functionality throughout. Step inside to discover a thoughtfully designed four-level split floor plan that maximizes space, light, and livability. At the heart of the home, the gourmet kitchen impresses with a waterfall-edge quartz island, flush eating bar, and high-end KitchenAid stainless steel appliances—including a French-door fridge with water & ice, gas cooktop, slide-in oven, built-in microwave, and a stylish chimney hood fan. The adjacent dining area is bright and spacious. Overlooking the lower-level great room, the open-concept layout features soaring ceilings, expansive side windows, and a sleek glass railing, creating a light-filled and airy atmosphere. A rare and desirable feature, this home offers two private primary suites, each on its own upper level, complete with full ensuite ideal for multigenerational living or ultimate privacy. The top-level open-to-below design adds architectural interest and a modern lofted feel. Additional highlights include Double detached garage with Lift Master IQ smart opener & built-in camera, Luxury vinyl plank flooring, LED recessed



lighting throughout main living areas. Rear BBQ deck with gas line for outdoor entertaining. Raised basement ceilings with large windows & rough-in plumbing for future development. Fireplace in flex room, and integrated motorized blinds . Energy-Efficient & Smart Living: 6 solar panels (Core Performance Package), Built Green Canada Certified with Ener Guide Rating. High-efficiency furnace with MERV 13 filter & HRV system. Navien tankless hot water system. Triple-pane windows for energy savings and comfort. Smart home tech: locks, lights, garage, floodlights. White quartz countertops in kitchen and all bathrooms. Premium Upgrades: Hunter Douglas automatic silhouette solar shades. Vaulted ceilings and skylights. Black hardware accents throughout. Samsung oversized stacked washer & dryer. Pre-wired for future data needs. Located in a vibrant and evolving neighborhood, this home is part of a forward-thinking community with plans for community gardens, playgrounds, walking paths, and more. Close to South Campus hospital, YWCA. shopping, major bank, grocery and major roads.

Built in 2021

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2229227 |
| Price | \$679,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,586 |
| Acres | 0.06 |
| Year Built | 2021 |

| | |
|----------|---------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1882 Rangeview Drive Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 0C4 |

Amenities

| | |
|----------------|--|
| Amenities | Community Gardens |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Lighting, Private Entrance |
| Lot Description | Back Lane, Back Yard, Corner Lot, Private |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 27 |
| Zoning | R-G |
| HOA Fees | 500 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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