\$665,000 - 38 Lavender Road Se, Calgary

MLS® #A2249824

\$665,000

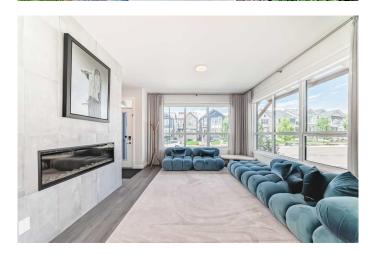
3 Bedroom, 4.00 Bathroom, 1,486 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this stunning former showhome, with 3 bedrooms, and fully finished basement, with 2021 sq ft of developed living space thoughtfully designed and spread across three beautifully finished levels, situated on a desirable corner lot. This home features large windows that fill the space with natural light, and a wonderfully modern layout. On the main level, you'll find a immaculate kitchen with granite countertops, a central island, and a spacious dining area, perfect for family meals and entertaining. From here, a door leads directly to the back deck and the meticulously landscaped backyard, complete with an 8'x18' deck and a full lawn sprinkler system, and double detached garage. The lower level offers a cozy yet spacious living room anchored by an electric fireplace, along with a versatile den or office. Upstairs, you'II find two generously sized bedrooms, including a primary suite featuring a walk-in closet with a custom PAX wardrobe system. The fully finished basement adds even more living space with bedroom, 4 piece bathroom and large family room ideal for a media room, home gym, or play area. With its combination of thoughtful design, energy efficiency, and premium finishes, this is a move-in-ready home that truly stands out. This home is packed with upgrades, including 19 solar panels, smart switches throughout, Hunter Douglas blinds, glass railings, and gemstone exterior lighting for year-round curb appeal. Stay comfortable year-round with central air







conditioning and enjoy the convenience of a heated double detached garage with an EV plug-in. This home is located in Rangeview. It is a vibrant community built around garden-to-table living. With gardens, orchards, and greenhouses alongside parks, pathways, and gathering places, it fosters a connected and healthy lifestyle. Conveniently located near a movie theatre and the world's largest YMCA, Rangeview blends modern amenities with nature-inspired living. Don't miss this one, book your showing today!

Built in 2021

Essential Information

MLS® # A2249824 Price \$665,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,486 Acres 0.06

Year Built 2021

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

Community Information

Address 38 Lavender Road Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0C4

Amenities

Amenities Playground

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt

Construction Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025

Days on Market 75
Zoning R-G
HOA Fees 533

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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