# \$579,900 - 292 Rangeview Way Se, Calgary

MLS® #A2259338

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,642 sqft Residential on 0.08 Acres

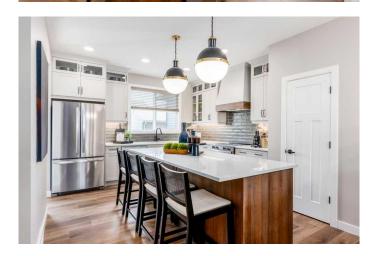
Rangeview, Calgary, Alberta

CORNER LOTS CHANGE HOW A DUPLEX LIVES: more presence on the street, MORE WINDOWS, andâ€"best of allâ€"A REAL SIDE YARD that makes the whole property feel wider and calmer. At 292 Rangeview Way SE, that corner advantage shows up every day: sunlight wraps the main floor, sightlines feel open instead of boxed-in, and the outdoor space stretches along the side of the home, giving you room for gardens, play, or just more breathing room than a typical lot. The DETACHED 20'A-20' DOUBLE GARAGE off the lane is the clincher; in this category it's not a given, and it keeps everyday life tidyâ€"vehicles inside, gear organized, sidewalks clear.

Inside, the plan is built for daily ease across roughly 1,642 sq. ft. above grade. A rear kitchen anchors the main floor so cooking stays connected to the dining area and living room. QUARTZ COUNTERS hold up to family traffic, 42" UPPER CABINETS keep counters photo-ready, and a CHIMNEY HOOD + BUILT-IN MICROWAVE free the workspace. The electric range is installed for move-in simplicity, with a gas line roughed-in if you prefer to switch later. LUXURY VINYL PLANK through the main keeps the flow durable and easy to clean; upstairs, carpet softens bedrooms and the loft. The palette runs warm and modernâ€"grey cabinetry, a soft-stone quartz tone, cloud-matte tile, and a calm, fresh wall colourâ€"so your furniture slides right in.







Future-ready matters here. 200-AMP SERVICE means capacity for life's add-ons; EV CHARGER ROUGH-IN and SOLAR PREP keep options open. 9' FOUNDATION WALLS stretch the lower level's usefulness. A SIDE ENTRY plus ROUGH-INS FOR LAUNDRY, SINK, AND A BATHROOM make future basement development straightforward (think private, flexible living space without reworking the structure). Extra lighting on the main, a 5'A-2' stairwell window, and front yard landscaping round out the everyday wins. Out back, the 10'A-10' DECK and gas line to the BBQ turn evenings outside into a habit rather than a plan.

The upstairs gets the rhythms right: a bright primary with a walk-in closet, secondary bedrooms sized for real furniture, upper-level laundry where it belongs, and a BONUS ROOM that pivots effortlessly between work, play, or reading chair. Construction choices are built to last, including HARDIE SIDING ON THE FRONT ELEVATION and the efficiencies you expect in a new build.

Set in Rangeview Springsâ€"the newest phase of Rangeview by Genstarâ€"the streets feel connected and human-scaled, with canopy-style pathways linking pockets of green so weekend walks start at your front step, not the car door. Possession is set for late October 2025. Walk the lot lines, step inside, and you'II feel why this corner lives larger than most. • PLEASE NOTE: Photos are of a finished Showhome of the same model â€" fit and finish may differ on 292 Rangeview Way SE. Interior selections and floorplans shown in photos.

Built in 2025

### **Essential Information**

MLS® # A2259338 Price \$579,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,642 Acres 0.08 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 292 Rangeview Way Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0L5

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear

# of Garages 2

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range

Hood, Refrigerator

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

Cooling None
Has Basement Yes
Basement Full

## **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Zero Lot

Line

Roof Asphalt Shingle

Construction Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 7th, 2025

Days on Market 28

Zoning R-G

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.