

\$640,900 - 7 Sugarsnap Avenue Se, Calgary

MLS® #A2222323

\$640,900

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "BROOKLYN" model located in the beautiful community of Rangeview. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, elegant QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances adjacent to Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous bank of windows overlooking the front yard. Luxury laminate graces the Main floor, and stunning luxury vinyl tile in all Baths & laundry. The 2nd level boasts 3 bedrooms, convenient laundry & and a primary bedroom offering a PRIVATE ENSUITE and walk-in Closet. Completing this wonderful home , already completed for you, is a double detached garage. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows, and Smart Home Technology Solutions! Additional features of this home



include a CONVENIENT SIDE ENTRANCE, a professionally designed Alabaster Palette, upgraded GAS RANGE in kitchen, rear 12 x 10 deck with BBQ gas line and raised 9' basement ceiling height, and 3-piece rough-in plumbing in the basement. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family. Perfect!! **Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222323 |
| Price | \$640,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,452 |
| Acres | 0.08 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 7 Sugarsnap Avenue Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0K8 |

Amenities

| | |
|----------------|------|
| Amenities | None |
| Parking Spaces | 2 |

| | |
|--------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Instant Hot Water |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | None |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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