# \$589,900 - 1445 Rangeview Drive Se, Calgary

MLS® #A2242272

## \$589,900

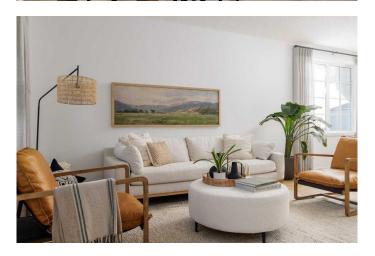
3 Bedroom, 3.00 Bathroom, 1,337 sqft Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Welcome to this thoughtfully crafted attached farmhouse-style home nestled in Rangeview. Calgary's first garden-to-table community. Designed with timeless charm & modern functionality, this home combines character, comfort, & versatility in a way that just feels right. From the moment you pull up, the home's classic farmhouse exterior, complete with smartboard detailing and front landscaping, makes a memorable first impression. Inside, the main floor unfolds in a bright, open-concept layout with large windows that bathe the space in natural light and elevate the overall warmth & livability of the home. At the front, the inviting living room offers the perfect place to relax or host guests, framed by soft neutral tones & high-quality finishes. The central dining area is open & spaciousâ€"easily accommodating everything from weekday meals to larger holiday gatherings. At the back of the home, the chef-inspired kitchen takes center stage. It's designed for real lifeâ€"with plenty of prep space, full-height cabinetry, & modern hardwareâ€"all tied together by sleek countertops & a functional layout that keeps everything within reach. Whether you're cooking for one or a crowd, this kitchen is built to perform & impress. Just off the kitchen, the rear mudroom adds practical elegance with built-in storage and direct access to your private backyard & double detached garageâ€"ideal for Calgary's changing seasons and everyday convenience. Upstairs,







the primary suite offers a peaceful retreat, featuring a spa-like ensuite with tasteful finishes, a walk-in shower, & space to truly unwind. Two additional bedrooms provide flexibility for kids, guests, or a home office, & the upper-level laundry adds convenience without sacrificing space. The home also includes a separate side entrance, creating an excellent opportunity to develop a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) â€"perfect for multi-generational living or added income potential. Built with energy-efficient triple-pane windows, this home delivers year-round comfort & long-term savings without compromising on design. But why Rangeview? More than just a neighbourhood, Rangeview is a lifestyle centered around food, connection, & community. As Calgary's first agri-urban community, it's designed to inspire & connectâ€"offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. It's a place where neighbours become friends & the simple act of growing, cooking, & sharing food brings people together. Stroll along walkable streetscapes, unwind in scenic parks, & discover a vibrant calendar of community events designed to enrich your everyday life. With stunning architecture, thoughtful urban planning, & a warm, welcoming spirit, Rangeview is a place to plant rootsâ€"& watch them flourish. This isn't just a house. It's a home designed to reflect how you want to liveâ€"connected, inspired, & part of something bigger.

Built in 2025

#### **Essential Information**

MLS® # A2242272 Price \$589,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,337

Acres 0.05

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1445 Rangeview Drive Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta

Postal Code T3S 0P8

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 22nd, 2025

Days on Market 3

Zoning R-G

HOA Fees 534

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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