

\$609,900 - 41 Lavender Passage Se, Calgary

MLS® #A2253112

\$609,900

3 Bedroom, 3.00 Bathroom, 1,666 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to The Stellan model built by Avi â€“
A Beautiful Newer Build in Desirable
Rangeview!

This stunning 3-bedroom, 2.5-bathroom home offers 1,666 square feet of well-designed living space and is located on a quiet, family-friendly street in the vibrant new community of Rangeview. With modern architecture, bright open-concept living, and thoughtful upgrades, The Stellan is perfect for families or anyone seeking a stylish and functional home.

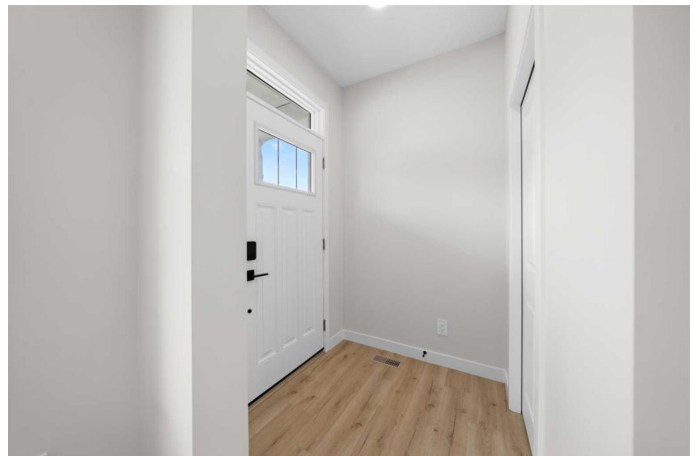
Built recently, this property still carries many of its original builder warranties, offering added peace of mind. The spacious main floor features a welcoming great room, a dining area ideal for entertaining, and a sleek kitchen layout with room to customize. Upstairs, you'll find three generous bedrooms, including a private primary suite with ensuite bath and optional double sinks. Enjoy the convenience of upper-floor laundry and flexible basement space ready for your personal touch.

Highlights:

Over 1,660 SQ FT of finished living space

3 bedrooms and 2.5 bathrooms

Quiet location with quick access to Deerfoot, Stoney Trail, and major amenities



Still covered by select builder warranties

Optional upgrades available including deck,
double sinks, and finished basement layout

Thoughtfully designed for modern family living

Don't miss your chance to own in one of
Calgary's most exciting new
neighborhoods! Rangeview offers a sense of
community, access to schools and parks, and
a growing array of nearby conveniences.
Contact us today to schedule your private
tour!

Built in 2022

Essential Information

MLS® #	A2253112
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,666
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	41 Lavender Passage Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	6
Zoning	R-G

Listing Details

Listing Office	KIC 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.