

7411 202 Avenue SE
Calgary, Alberta

MLS # A2315044



\$549,900

Division:	Rangeview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Fridge/Freezer (Full size)

Welcome to this FULLY DEVELOPED 4-BEDROOM END-UNIT home in Rangeview, offering over 2,000 sq. ft. of finished living space on 3 levels, OVER \$80,000 IN UPGRADES, NO CONDO FEES, and a double detached insulated garage. Meticulously maintained, smoke-free, and pet-free, this home showcases exceptional pride of ownership and is truly MOVE-IN READY. | Perfectly positioned with convenient access from 212 Avenue, this bright south-facing home is filled with natural light throughout the day. The open-concept main floor features wide-plank luxury vinyl flooring, custom designer window coverings (including blackout control on south facing windows), upgraded lighting with dimmer controls, and thoughtfully placed USB outlets throughout. The beautifully appointed kitchen offers modern shaker-style cabinetry, stunning white quartz countertops, and a functional layout designed for both everyday living and entertaining. A standout feature is the CUSTOM COFFEE, WINE & STORAGE BAR, providing additional storage while creating a sophisticated focal point rarely found in homes of this style. | Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat, offering flexibility for families, guests, or home office space. The FULLY DEVELOPED BASEMENT significantly expands the living area and features a spacious fourth bedroom large enough to comfortably accommodate a king-sized bed and a walk-in closet. The elegant marble-finished bathroom with an oversized walk-in shower is an additional stand-out feature. Custom lighting, entertainment space, finished under-stair storage, an additional Electrolux fridge/freezer, and abundant storage options make this lower level both functional and inviting. | Step outside to the upgraded rear deck where you can enjoy STUNNING MOUNTAIN VIEWS, morning coffee, or

spectacular Alberta sunsets. The outdoor space creates a seamless extension of the home's living area and offers the perfect setting for relaxation and entertaining. | Beyond the home itself, you'll appreciate the outstanding location. Rangeview residents enjoy quick access to the amenities of both Seton and Mahogany, including extensive shopping, restaurants, cafés, the VIP Cineplex Theatre, Seton YMCA, South Health Campus, grocery stores, professional services, parks, pathways, and recreational amenities. Families will appreciate the new Catholic school within walking distance, additional nearby schools, and the abundance of green space throughout the area. Convenient access to Stoney Trail and Deerfoot Trail makes commuting simple while maintaining the comfort of a welcoming community atmosphere. | Offering fully finished living space on all levels, premium upgrades, mountain views, and an exceptional location, this is a rare opportunity to own a turnkey home in one of Calgary's fastest-growing and most desirable new communities.