

# \$709,900 - 44 Sugarsnap Way Se, Calgary

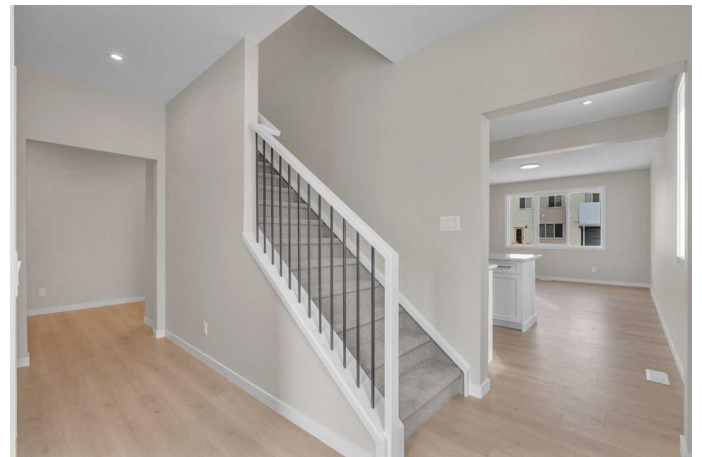
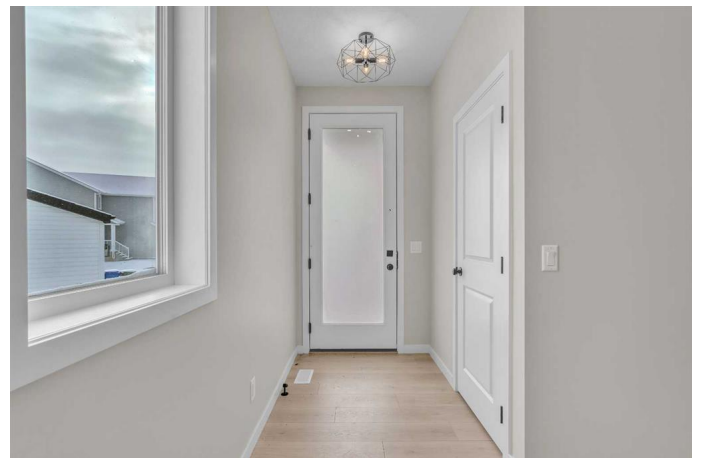
MLS® #A2180363

**\$709,900**

3 Bedroom, 3.00 Bathroom, 1,906 sqft  
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

IMMEDIATE POSSESSION available. Welcome to 44 Sugarsnap Way SE, the stunning Ivy model home by the Award-Winning Baywest Homes, perfectly designed for modern family living. Nestled in the highly sought-after community of Rangeview, this spacious 3-bedroom home offers an exceptional blend of comfort and style. As you enter, you'll be welcomed by a striking central staircase, bathed in natural light from the open, airy great room with spacious dining area. The chef-inspired kitchen is a true focal point, complete with a generous central island and a walk-through pantry that leads to a convenient mudroom, seamlessly connecting to the double attached garage. Upstairs, the tranquil primary bedroom retreat awaits, offering a luxurious ensuite with premium finishes and a spacious walk-in closet. The upper level also features a versatile bonus room, perfect for a media room or play area, as well as two additional bedrooms, a full bathroom, and a thoughtfully placed laundry room. This home comes equipped with energy-efficient triple-pane windows, ensuring comfort throughout the year. Rangeview was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Plans include over 23 acres of reconstructed



wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services.

Built in 2024

### Essential Information

MLS® #	A2180363
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Sugarsnap Way Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K5

### Amenities

Amenities	Community Gardens, Picnic Area, Park
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 23rd, 2024
Days on Market	158
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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