\$739,900 - 167 Sugarsnap Way Se, Calgary

MLS® #A2205089

\$739,900

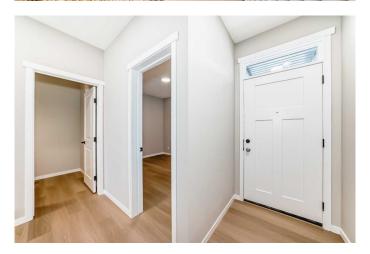
3 Bedroom, 3.00 Bathroom, 2,092 sqft Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to the Kalara in Rangeview â€" where thoughtful design meets everyday comfort at an approachable price point. This beautifully designed spec home is built to support the needs of modern families, offering a perfect blend of functionality, flexibility, and style. The open-concept main floor creates a natural flow between the kitchen, dining, and lifestyle areasâ€"ideal for entertaining or relaxed family living. Thanks to the south-facing backyard, natural light fills the main living space, adding warmth and energy throughout the day. The kitchen shines as the heart of the home, featuring pot lights, a built-in microwave, sleek chimney-style hood fan, and carefully selected finishes that marry form with function. A spacious walk-in pantry adds practical storage and organization for busy households. A main floor flex room offers a versatile space that can serve as a home office, study nook, or playroomâ€"whatever suits your family's needs. Upstairs, a centrally located loft provides even more flexibility, whether used as a cozy media area or a place for the kids to unwind. The nearby laundry room makes daily chores convenient and efficient. The primary suite offers a peaceful retreat, complete with a stylish ensuite and generous walk-in closet. Three additional bedrooms upstairs provide plenty of room for a growing family. This home also includes a 9-foot foundation and a separate side entrance, offering potential for future basement development (subject to city







approval)â€"whether that's a guest suite, income helper, or extended family space.
Rangeview is Calgary's first garden-to-table community, thoughtfully planned to encourage connection, sustainability, and a true sense of neighborhood. Enjoy an abundance of parks, pathways, community gardens, and gathering spaces, all while being close to schools, shopping, and the South Health Campus.

Built in 2025

Essential Information

MLS® # A2205089 Price \$739,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,092 Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 167 Sugarsnap Way Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0K7

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Level, Rectangular Lot, Zero Lot Line, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 25th, 2025

Days on Market 119

Zoning R-G

HOA Fees 499

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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