

# \$679,000 - 1882 Rangeview Drive Se, Calgary

MLS® #A2229227

**\$679,000**

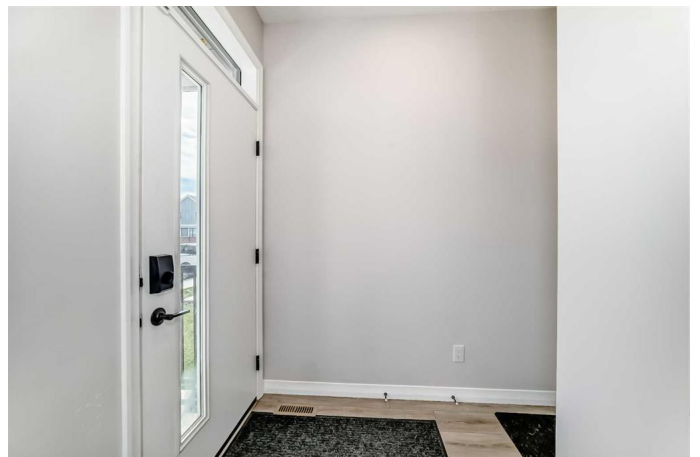
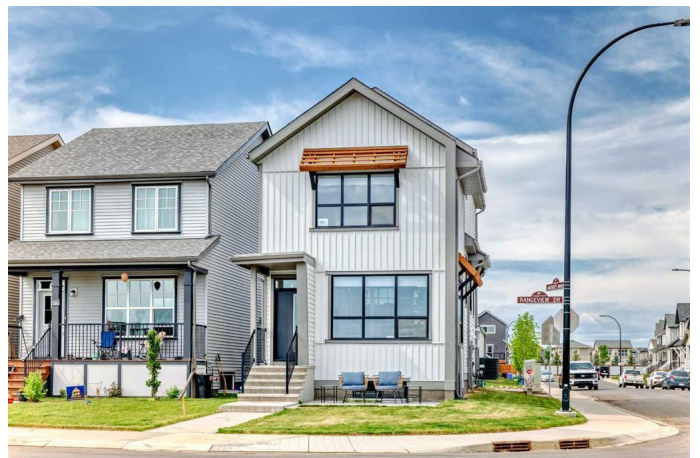
2 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

( Open house Sunday 15 June 1-4 PM )

Welcome to this stunning home By Jayman built Edward 18 model, ideally located directly across from a picturesque park in one of Calgary's pioneering garden-to-table in Rangeview communities. This nearly new, impeccably maintained home combines sophisticated design with everyday practicality, offering exceptional curb appeal and luxurious functionality throughout. Step inside to discover a thoughtfully designed four-level split floor plan that maximizes space, light, and livability. At the heart of the home, the gourmet kitchen impresses with a waterfall-edge quartz island, flush eating bar, and high-end KitchenAid stainless steel appliances—including a French-door fridge with water & ice, gas cooktop, slide-in oven, built-in microwave, and a stylish chimney hood fan. The adjacent dining area is bright and spacious. Overlooking the lower-level great room, the open-concept layout features soaring ceilings, expansive side windows, and a sleek glass railing, creating a light-filled and airy atmosphere. A rare and desirable feature, this home offers two private primary suites, each on its own upper level, complete with full ensuite ideal for multigenerational living or ultimate privacy. The top-level open-to-below design adds architectural interest and a modern lofted feel. Additional highlights include Double detached garage with Lift Master IQ smart opener & built-in camera, Luxury vinyl plank flooring, LED recessed



lighting throughout main living areas. Rear BBQ deck with gas line for outdoor entertaining. Raised basement ceilings with large windows & rough-in plumbing for future development. Fireplace in flex room, and integrated motorized blinds . Energy-Efficient & Smart Living: 6 solar panels (Core Performance Package), Built Green Canada Certified with Ener Guide Rating. High-efficiency furnace with MERV 13 filter & HRV system. Navien tankless hot water system. Triple-pane windows for energy savings and comfort. Smart home tech: locks, lights, garage, floodlights. White quartz countertops in kitchen and all bathrooms. Premium Upgrades: Hunter Douglas automatic silhouette solar shades. Vaulted ceilings and skylights. Black hardware accents throughout. Samsung oversized stacked washer & dryer. Pre-wired for future data needs. Located in a vibrant and evolving neighborhood, this home is part of a forward-thinking community with plans for community gardens, playgrounds, walking paths, and more. Close to South Campus hospital, YWCA. shopping, major bank, grocery and major roads.

Built in 2021

### **Essential Information**

MLS® #	A2229227
Price	\$679,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,586
Acres	0.06
Year Built	2021

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1882 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0C4

### Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Double Vanity, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Lighting, Private Entrance
Lot Description	Back Yard, Back Lane, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	32
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
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