

# \$569,900 - 43 Lavender Manor Se, Calgary

MLS® #A2202365

**\$569,900**

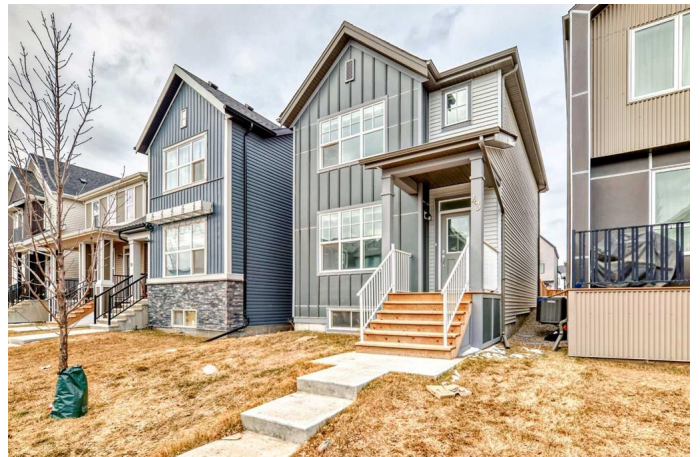
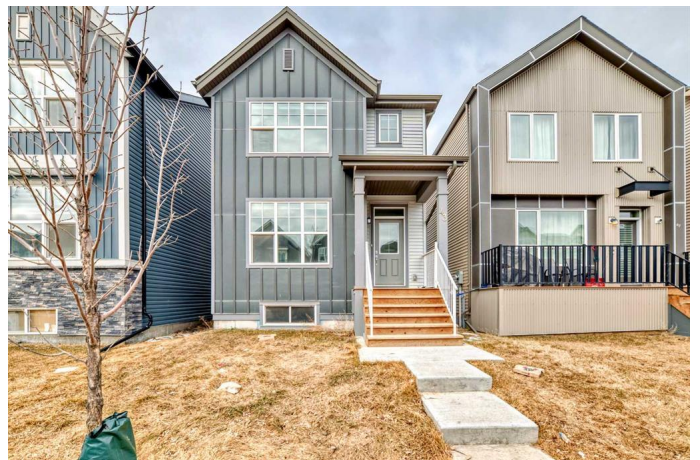
3 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

**\*\*Reduced Price\*\*** Welcome to this STUNNING home W/ Side ENTRANCE for Basement in Rangeview - this highly sought-after floor plan is bursting with upgrades. Just steps to parks, walking paths and playgrounds this property is sure to impress. This house is nestled on a large RECTANGULAR LOT & comes with a Parking Pad for 2 vehicles! Main level consists of living room, dining area, mudroom, powder room, large walk-in pantry and great size kitchen. The modern kitchen offers a built-in appliances, large island with breakfast bar, stainless steel appliances and high ceilings. Take the staircase upstairs to find 3 bedrooms with plenty natural light! The primary bedroom has a grande 4 piece ensuite and walk-in closet. Two more bedrooms, a full 4-pc bathroom and laundry room complete the upper level. Additional features include luxury vinyl plank flooring throughout the main level, upgraded lighting throughout, and quartz countertops, among many others. This stunning home comes with an unfinished basement w/ SIDE ENTRANCE that is awaiting your creative ideas! Lots of room to grow in this house. Entertain in your large backyard once fully developed as you like it. This home is conveniently located just minutes away from lots of amenities including grocery stores, restaurants/pubs, shopping, schools and more. Call to book your showing today!

Built in 2022



## Essential Information

MLS® #	A2202365
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	43 Lavender Manor Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0C8

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	70
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.