

# \$924,900 - 41 Raven Manor Se, Calgary

MLS® #A2236155

**\$924,900**

4 Bedroom, 3.00 Bathroom, 2,537 sqft

Residential on 0.15 Acres

Rangeview, Calgary, Alberta

\*\*\*OPEN HOUSE: Sunday, July 6th 2:00 - 4:00 PM\*\*\* Welcome to 41 Raven Manor SE, the 2024 STAMPEDE LOTTERY DREAM HOME BRAND NEW, NEVER OCCUPIEDâ€™ offered fully furnished and professionally designed with every detail curated for luxury living. Perfectly situated on AN OVERSIZED CONVENTIONAL CORNER LOT in the vibrant community of RANGEVIEW, this residence showcases a stunning mix of HARDIBOARD and WOOD exterior accents and includes a large backyardâ€™ soon to feature sod, a perimeter fence, greenhouse, and three trees. Inside, a PRIVATE FOYER opens to a bright and expansive main level where 10â€™<sup>TM</sup> CEILINGS, wide-plank LVP FLOORING, and thoughtful upgrades create a warm and modern feel. The showpiece kitchen features BERTAZZONI APPLIANCES, an OVERSIZED ISLAND with eating bar, floating shelves with UNDER-CABINET LIGHTING, a KEGERATOR, WINE RACK, WALK-THROUGH PANTRY, and direct access to the spacious MUDROOM with custom cabinetry and built-in lockers. The dining area connects seamlessly to the deck through FRENCH DOORS, inviting indoor-outdoor entertaining. Anchored by a stunning ELECTRIC FIREPLACE, the living room soars two storeys high with huge windows and elevated sightlines to the BONUS ROOM above. A MAIN FLOOR BEDROOM and 3PC BATH with fully tiled



STAND-UP SHOWER add flexibility for guests or a private HOME OFFICE. Upstairs, the BONUS ROOM features a tiled accent wall and overlooks the living room below. Two additional bedrooms with DESIGNER WALLPAPER, a 4pc bath, and LAUNDRY ROOM with separate access complete this level. The PRIMARY RETREAT includes a COFFERED CEILING, PRIVATE BALCONY, large WALK-IN CLOSET, and a truly exceptional ENSUITE with tile walls, DUAL VANITY, DESIGNER MIRRORS, a SOAKER TUB framed by an ELECTRIC FIREPLACE, fully tiled SHOWER with DIGITAL CONTROLS, and an adjacent DRY SAUNA for resort-style relaxation. The unfinished basement offers future potential and ample storage. Other upgrades include a SONOS AUDIO SYSTEM with ceiling speakers, EXTERIOR CAMERAS, GEMSTONE LIGHTING, and CENTRAL AIR CONDITIONING. Located just minutes from major roads, Seton amenities, and the Bow River pathway system, this one-of-a-kind home blends high-end finishings with practical luxury for elevated everyday living.

Built in 2024

**Essential Information**

MLS® #	A2236155
Price	\$924,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,537
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 41 Raven Manor Se  
Subdivision Rangeview  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3S 0V8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Insulated  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Living Room, Bath  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Yard, Corner Lot  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding, Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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