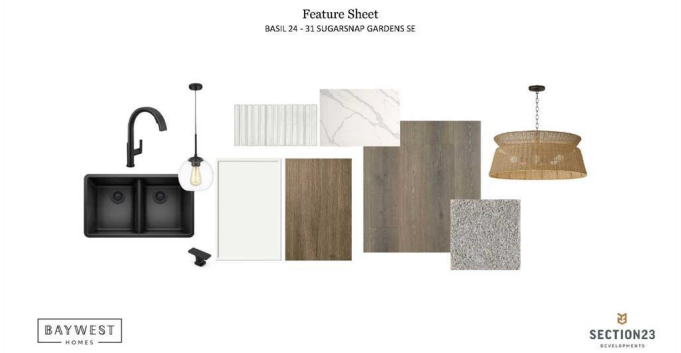
$719,900 - 31 Sugarsnap Gardens Se, Calgary

MLS® #A2267690

$719,900
3 Bedroom, 3.00 Bathroom, 1,667 sqft
Residential on 0.10 Acres

Rangeview, Calgary, Alberta



Welcome to the Basil 24 model in Rangeview: a well-designed 3-bed, 2.5-bath detached home offering 1,667 sq ft of thoughtfully planned living space. The main floor features an open-concept layout with abundant natural light, upgraded kitchen that flows into a dedicated dining area and great roomâ€”ideal for families who gather and entertain. A practical mudroom adds smart storage and convenience. Upstairs the open-to-below over the great room provides elegance and grandeur! The primary suite enjoys privacy and comfort, with a walk-in closet and 5-piece ensuite. The upper level also offers two additional bedrooms, full bath, a generous bonus room and laundry room area. The home is equipped with triple-pane windows and an HRV for enhanced energy efficiency. This front garage home is complete and ready for quick-possession, making this an excellent option for purchasers seeking move-in readiness in a vibrant southeast Calgary 2024 Community of The Year.. Rangeview is Calgaryâ€™s first garden-to-table community. This community 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 communityâ€™s linear park system. Future 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 Rangeviewâ€™s food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeviewâ€™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 2025

Essential Information

MLS® #	A2267690
Price	$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Sugarsnap Gardens Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K6

Amenities

Amenities	Park, Playground, Community Gardens
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First

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