

\$539,900 - 7071 Rangeview Avenue Se, Calgary

MLS® #A2222346

\$539,900

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Jayman BUILT | Limited-Time Developer Incentives. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes â€” without any list price reductions. Current Developer Offer: \$8K Incentive. Plus, Washer/Dryer/\$2,500 gift voucher towards blinds through Wendi. These exclusive incentives are available for a limited time only and are not reflected in list prices. Located in Southeast Calgary, Heartwood blends modern living with natural beauty and thoughtful planning. Get ready to be a part of a vibrant, growing community built for today and tomorrow. There will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. Parks, paths and natural areas are designed to enhance everyday living-whether it's morning walks, weekend picnics or evening strolls. Just imagine yourself living in Jayman BUILT'S brand new floorplan aptly named the SPRUCE. Featuring a professionally designed wood colour palette, you are invited in to explore over 1300+sqft of nature inspired design. Stepping into the home you are given a wonderful visual from front to back with an expansive site line to maximize ever inch. Okanagan Desert Canyon Luxury Vinyl Plank flooring graces the man floor offering a seamless transition from space to



space. The Urban Timber elevation compliments the interior selections as you tour the designated dining room into the bright rear kitchen with central island. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric slide in smooth top range, Panasonic microwave with trim kit and Broan power pack built-in cabinet hood fan. Stunning quartz counter tops, Blanco silgranite undermount sink, soft close hinges with 48" uppers and 2 1/2 inch submoulding reflect nicely with the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level with a quaint mud room near the back of the home that opens up to your 10x10 deck. Explore the upper level that features three sizeable bedrooms with the Primary including a generous private 3pc en suite with sliding glass door shower and a spacious walk-in closet. You will also discover a convenient 2nd floor laundry and full bath for family and guests on this level. The lower level boasts a raised 9ft basement ceiling height and 3-pc rough-in for plumbing while the exterior of this home features durable Front Hardie Board exterior and BTRboard Exterior Wall System. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions!

Built in 2024

Essential Information

MLS® #	A2222346
Price	\$539,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7071 Rangeview Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0R1

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), High Ceilings, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle, Metal
Construction	Stone, Vinyl Siding, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025
Days on Market 181
Zoning TBD

Listing Details

Listing Office Jayman Realty Inc.

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