

# \$699,000 - 58 Lavender Road Se, Calgary

MLS® #A2213506

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

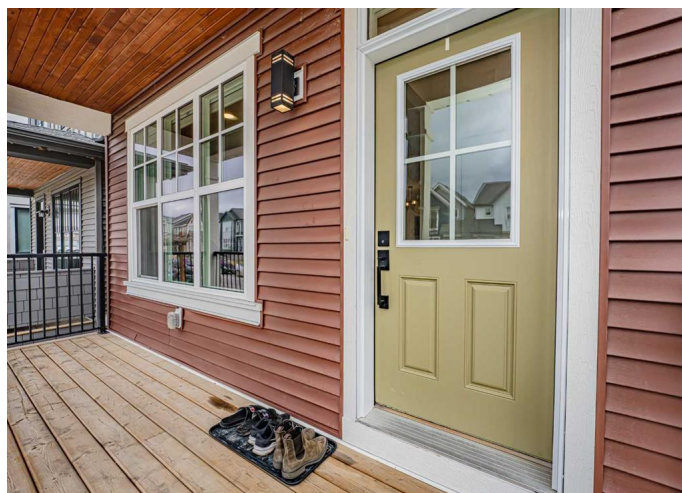
\*\*\*FORMER SHOWHOME\*\*\* Welcome to this gorgeous former showhome built by "Homes by Avi in SE Rangeview. This home comes with high ceilings, a detached double garage, central air conditioning, and an upgraded kitchen that boasts quartz countertops, SS appliances, a kitchen island, a built-in microwave, and a contemporary chimney hood fan. A wooden deck with a view of the lovely backyard is accessible from the kitchen through a door. Designed thoughtfully, it has 3 beds with 2.5 baths and a finished basement with separate side entrance. Main floor has spacious living & dining area, a den and a 2 pc bathroom. Upstairs, The spacious master bedroom features an opulent walk-in closet, and 3 pc ensuite. There are 2 additional bedrooms, a 4 pc bathroom and laundry room. This property comes with an upper bonus room that is perfect for a family movie night. Basement has a full bedroom and a 4 pc bathroom with a spacious rec room. It is closely accessible to Mahogany Beach, South Hospital, local schools, and a couple of min's drive to the Mahogany Village Market. Call today to view it!!

Built in 2021

## Essential Information

MLS® # A2213506

Price \$699,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	58 Lavender Road Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0C5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 21st, 2025
Days on Market	24
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Exa Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.