

\$599,900 - 99 Raven Point Se, Calgary

MLS® #A2232542

\$599,900

3 Bedroom, 3.00 Bathroom, 1,530 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Experience elevated living in this impeccably crafted TRUMAN-built 3-bedroom home, perfectly positioned in the vibrant and growing community of Rangeview. With parks, retail amenities, the Calgary South Health Campus, and effortless access to Stoney Trail just minutes away, convenience meets lifestyle in this exceptional location.

Step inside to a bright, open-concept main floor designed for modern living and effortless entertaining. Soaring 9'™ ceilings and luxury vinyl plank flooring create a sense of spaciousness, while the seamless flow between the living, dining, and kitchen areas makes this home as functional as it is beautiful.

At the heart of the home, the chef-inspired kitchen exudes style and practicality. Featuring quartz countertops, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, a sleek eating bar, and a generous walk-in pantry, this kitchen is ready to impress whether you're hosting or enjoying a quiet night in.

Upstairs, a versatile central bonus room provides the perfect retreat—ideal for a home office, media space, or playroom. The primary suite is a true sanctuary, complete with an elegant tray ceiling detail, a spa-like 4-piece ensuite, and a spacious walk-in closet. Two additional bedrooms, a beautifully appointed main bath, and an upper-floor laundry room add convenience and functionality for today's busy lifestyles.



Blending exceptional design, comfort, and a prime location, this home is an outstanding opportunity to be part of one of Calgary’s most desirable new communities. Photos are of a similar model; finishes may vary.

Built in 2025

Essential Information

MLS® #	A2232542
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	99 Raven Point Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0E8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

	Coverings, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Unfinished, See Remarks

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	11
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.