

# \$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

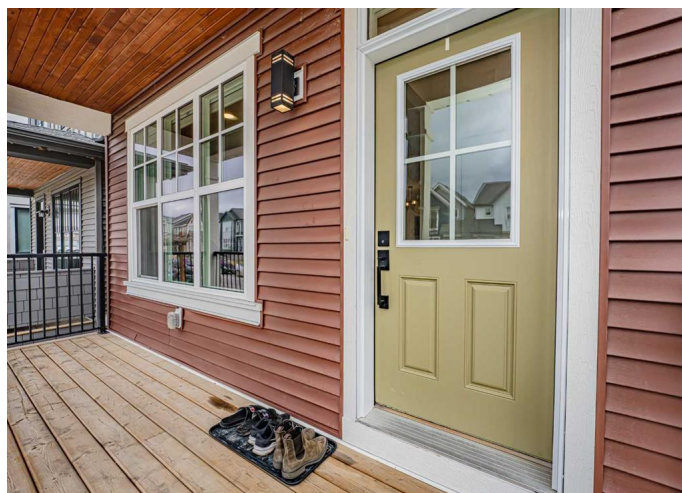
**\*\*\*FORMER SHOWHOME\*\*\*** Welcome to this gorgeous former showhome built by "Homes by Avi in SE Rangeview. This home comes with high ceilings, a detached double garage, central air conditioning, and an upgraded kitchen that boasts quartz countertops, SS appliances, a kitchen island, a built-in 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, Washer/Dryer
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	86
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Exa Realty
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