\$554,900 - 7075 Rangeview Avenue Se, Calgary

MLS® #A2222351

\$554,900

3 Bedroom, 3.00 Bathroom, 1,487 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. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details 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. From peaceful wetlands to open green spaces, Heartwood offers residents the chance to connect with nature right outside their door. Just imagine yourself living in Jayman BUILT'S brand new floorplan aptly named the WILLOW. Featuring a professionally designed light colour palette, you are invited in to explore over 1400+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 Sunset Ranch Luxury Vinyl Plank flooring graces the man floor offering a seamless transition form space to







space. The Urban Timber elevation compliments the interior selections as you tour the designated dining room into the central kitchen with island eating bar. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric 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 fantastic flex / office space located 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® # A2222351

Price \$554,900

Bedrooms 3

3.00 **Bathrooms** Full Baths

Half Baths 1

Square Footage 1,487 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

2

Status Active

Community Information

Address 7075 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 High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In

Closet(s)

Dishwasher, Electric Range, Instant Hot Water, Microwave, Range **Appliances**

Hood, Refrigerator, Washer/Dryer

Heating Forced Air. Natural Gas

Cooling None Has Basement Yes Full Basement

Exterior

Exterior Features None

Lot Description **Back Lane**

Roof Asphalt Shingle, Metal

Construction Cement Fiber Board, Stone, Vinyl Siding, Wood Frame Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025

Days on Market 165
Zoning TBD

Listing Details

Listing Office Jayman Realty Inc.

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