

# \$665,000 - 38 Lavender Road Se, Calgary

MLS® #A2249824

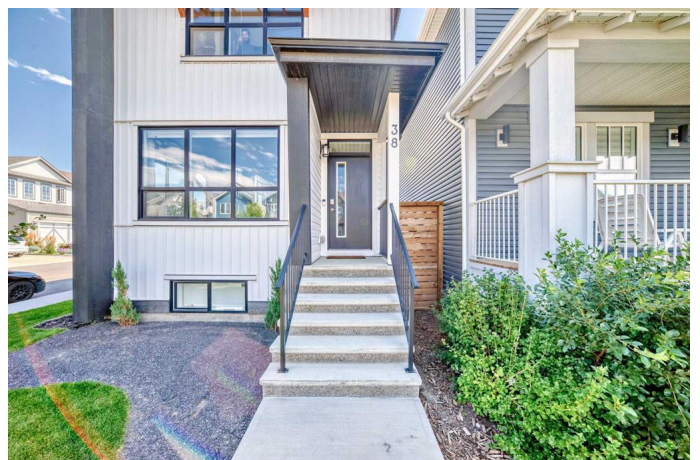
**\$665,000**

3 Bedroom, 4.00 Bathroom, 1,486 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this stunning former showhome, with 3 bedrooms, and fully finished basement, with 2021 sq ft of developed living space thoughtfully designed and spread across three beautifully finished levels, situated on a desirable corner lot. This home features large windows that fill the space with natural light, and a wonderfully modern layout. On the main level, you'll find a immaculate kitchen with granite countertops, a central island, and a spacious dining area, perfect for family meals and entertaining. From here, a door leads directly to the back deck and the meticulously landscaped backyard, complete with an 8'x18' deck and a full lawn sprinkler system, and double detached garage. The lower level offers a cozy yet spacious living room anchored by an electric fireplace, along with a versatile den or office. Upstairs, you'll find two generously sized bedrooms, including a primary suite featuring a walk-in closet with a custom PAX wardrobe system. The fully finished basement adds even more living space with bedroom, 4 piece bathroom and large family room ideal for a media room, home gym, or play area. With its combination of thoughtful design, energy efficiency, and premium finishes, this is a move-in-ready home that truly stands out. This home is packed with upgrades, including 19 solar panels, smart switches throughout, Hunter Douglas blinds, glass railings, and gemstone exterior lighting for year-round curb appeal. Stay comfortable year-round with central air



conditioning and enjoy the convenience of a heated double detached garage with an EV plug-in. This home is located in Rangeview. It is a vibrant community built around garden-to-table living. With gardens, orchards, and greenhouses alongside parks, pathways, and gathering places, it fosters a connected and healthy lifestyle. Conveniently located near a movie theatre and the worldâ€™s largest YMCA, Rangeview blends modern amenities with nature-inspired living. Don't miss this one, book your showing today!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249824      |
| Price          | \$665,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,486         |
| Acres          | 0.06          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 38 Lavender Road Se |
| Subdivision | Rangeview           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0C4             |

**Amenities**

|           |            |
|-----------|------------|
| Amenities | Playground |
|-----------|------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Electric                                                                                                                            |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt                        |
| Construction      | Wood Frame, Stucco             |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 71                |
| Zoning         | R-G               |
| HOA Fees       | 533               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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