

## 43 Lavender Manor SE Calgary, Alberta

MLS # A2202365



# \$585,900

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Window Coverings

**\*\*\$24K Reduced for a Quick Sale\*\***Welcome to this STUNNING home W/ Side ENTRANCE for Basement in Rangeview - this highly sought-after floor plan is bursting with upgrades. Just steps to parks, walking paths and playgrounds this property is sure to impress. This house is nestled on a large RECTANGULAR LOT & comes with a Parking Pad for 2 vehicles! Main level consists of living room, dining area, mudroom, powder room, large walk-in pantry and great size kitchen. The modern kitchen offers a built-in appliances, large island with breakfast bar, stainless steel appliances and high ceilings. Take the staircase upstairs to find 3 bedrooms with plenty natural light! The primary bedroom has a grande 4 piece ensuite and walk-in closet. Two more bedrooms, a full 4-pc bathroom and laundry room complete the upper level. Additional features include luxury vinyl plank flooring throughout the main level, upgraded lighting throughout, and quartz countertops, among many others. This stunning home comes with an unfinished basement w/ SIDE ENTRANCE that is awaiting your creative ideas! Lots of room to grow in this house. Entertain in your large backyard once fully developed as you like it. This home is conveniently located just minutes away from lots of amenities including grocery stores, restaurants/pubs, shopping, schools and more. Call to book your showing today!