7513 202 Avenue SE
Calgary, Alberta

MLS # A2204737

$669,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions:	n/a

TRUMAN 3 Bedroom, 2.5 Bathroom with 1 Bedroom Legal Basement Suite nestled in Rangeview! This contemporary and functionally designed home is within close proximity to Playgrounds, Shopping, minutes to Calgary South Health Campus and Stoney Trail. Upon entering this inviting open-concept plan boasts a bright chef's inspired kitchen with full-height cabinetry, soft close doors & drawers, eating bar, quartz countertops, a stainless steel appliance package and walk in pantry. The kitchen seamlessly connects to both the dining and living Room with elevated features including 9' ceilings, luxurious LVP flooring, 2 piece bathroom, practical and functional mudroom. Step upstairs to the versatile central bonus room, continuing into the primary suite, with notable features including a tray ceiling, 4 piece ensuite and generous walk in closet. The upper floor further accommodates with two additional bedrooms, a full bathroom and conveniently located laundry area, offering both comfort and practicality. The one bedroom legal basement suite, accessible through a separate side entrance, offers independent living with a well-equipped kitchen featuring a stainless steel appliance package, a comfortable living area, full bathroom, and in-suite laundry facilities. This home is move-in ready, showcasing quality craftsmanship and thoughtful design throughout.