

# \$589,900 - 1445 Rangeview Drive Se, Calgary

MLS® #A2242272

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,337 sqft  
Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Welcome to this thoughtfully crafted attached farmhouse-style home nestled in Rangeview, Calgaryâ€™s first garden-to-table community. Designed with timeless charm & modern functionality, this home combines character, comfort, & versatility in a way that just feels right. From the moment you pull up, the homeâ€™s classic farmhouse exterior, complete with smartboard detailing and front landscaping, makes a memorable first impression. Inside, the main floor unfolds in a bright, open-concept layout with large windows that bathe the space in natural light and elevate the overall warmth & livability of the home. At the front, the inviting living room offers the perfect place to relax or host guests, framed by soft neutral tones & high-quality finishes. The central dining area is open & spaciousâ€”easily accommodating everything from weekday meals to larger holiday gatherings. At the back of the home, the chef-inspired kitchen takes center stage. Itâ€™s designed for real lifeâ€”with plenty of prep space, full-height cabinetry, & modern hardwareâ€”all tied together by sleek countertops & a functional layout that keeps everything within reach. Whether you're cooking for one or a crowd, this kitchen is built to perform & impress. Just off the kitchen, the rear mudroom adds practical elegance with built-in storage and direct access to your private backyard & double detached garageâ€”ideal for Calgaryâ€™s changing seasons and everyday convenience. Upstairs,



the primary suite offers a peaceful retreat, featuring a spa-like ensuite with tasteful finishes, a walk-in shower, & space to truly unwind. Two additional bedrooms provide flexibility for kids, guests, or a home office, & the upper-level laundry adds convenience without sacrificing space. The home also includes a separate side entrance, creating an excellent opportunity to develop a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) —perfect for multi-generational living or added income potential. Built with energy-efficient triple-pane windows, this home delivers year-round comfort & long-term savings without compromising on design. But why Rangeview? More than just a neighbourhood, Rangeview is a lifestyle centered around food, connection, & community. As Calgary’s first agri-urban community, it’s designed to inspire & connect—offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. It’s a place where neighbours become friends & the simple act of growing, cooking, & sharing food brings people together. Stroll along walkable streetscapes, unwind in scenic parks, & discover a vibrant calendar of community events designed to enrich your everyday life. With stunning architecture, thoughtful urban planning, & a warm, welcoming spirit, Rangeview is a place to plant roots & watch them flourish. This isn’t just a house. It’s a home designed to reflect how you want to live—connected, inspired, & part of something bigger.

Built in 2025

## Essential Information

MLS® #	A2242272
Price	\$589,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1445 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	12
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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