

**292 Rangeview Way SE
Calgary, Alberta**

MLS # A2259338



\$599,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

CORNER LOTS CHANGE HOW A DUPLEX LIVES: more presence on the street, MORE WINDOWS, and—best of all—A REAL SIDE YARD that makes the whole property feel wider and calmer. At 292 Rangeview Way SE, that corner advantage shows up every day: sunlight wraps the main floor, sightlines feel open instead of boxed-in, and the outdoor space stretches along the side of the home, giving you room for gardens, play, or just more breathing room than a typical lot. The DETACHED 20'x20' DOUBLE GARAGE off the lane is the clincher; in this category it's not a given, and it keeps everyday life tidy—vehicles inside, gear organized, sidewalks clear. Inside, the plan is built for daily ease across roughly 1,642 sq. ft. above grade. A rear kitchen anchors the main floor so cooking stays connected to the dining area and living room. QUARTZ COUNTERS hold up to family traffic, 42" UPPER CABINETS keep counters photo-ready, and a CHIMNEY HOOD + BUILT-IN MICROWAVE free the workspace. The electric range is installed for move-in simplicity, with a gas line roughed-in if you prefer to switch later. LUXURY VINYL PLANK through the main keeps the flow durable and easy to clean; upstairs, carpet softens bedrooms and the loft. The palette runs warm and modern—grey cabinetry, a soft-stone quartz tone, cloud-matte tile, and a calm, fresh wall colour—so your furniture slides right in. Future-ready matters here. 200-AMP SERVICE means capacity for life's add-ons; EV CHARGER ROUGH-IN and SOLAR PREP keep options open. 9' FOUNDATION WALLS stretch the lower level's usefulness. A SIDE ENTRY plus ROUGH-INS FOR LAUNDRY, SINK, AND A BATHROOM make future basement development straightforward (think private, flexible living space without reworking the

structure). Extra lighting on the main, a 5'x2' stairwell window, and front yard landscaping round out the everyday wins. Out back, the 10'x10' DECK and gas line to the BBQ turn evenings outside into a habit rather than a plan. The upstairs gets the rhythms right: a bright primary with a walk-in closet, secondary bedrooms sized for real furniture, upper-level laundry where it belongs, and a BONUS ROOM that pivots effortlessly between work, play, or reading chair. Construction choices are built to last, including HARDIE SIDING ON THE FRONT ELEVATION and the efficiencies you expect in a new build. Set in Rangeview Springs—the newest phase of Rangeview by Genstar—the streets feel connected and human-scaled, with canopy-style pathways linking pockets of green so weekend walks start at your front step, not the car door. Possession is set for late October 2025. Walk the lot lines, step inside, and you'll feel why this corner lives larger than most. • PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on 292 Rangeview Way SE. Interior selections and floorplans shown in photos.