

**167 Sugarsnap Way SE
Calgary, Alberta**

MLS # A2205089



\$724,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to the Kalara in Rangeview — where thoughtful design meets everyday comfort at an approachable price point. This beautifully designed spec home is built to support the needs of modern families, offering a perfect blend of functionality, flexibility, and style. The open-concept main floor creates a natural flow between the kitchen, dining, and lifestyle areas—ideal for entertaining or relaxed family living. Thanks to the south-facing backyard, natural light fills the main living space, adding warmth and energy throughout the day. The kitchen shines as the heart of the home, featuring pot lights, a built-in microwave, sleek chimney-style hood fan, and carefully selected finishes that marry form with function. A spacious walk-in pantry adds practical storage and organization for busy households. A main floor flex room offers a versatile space that can serve as a home office, study nook, or playroom—whatever suits your family’s needs. Upstairs, a centrally located loft provides even more flexibility, whether used as a cozy media area or a place for the kids to unwind. The nearby laundry room makes daily chores convenient and efficient. The primary suite offers a peaceful retreat, complete with a stylish ensuite and generous walk-in closet. Three additional bedrooms upstairs provide plenty of room for a growing family. This home also includes a 9-foot foundation and a separate side entrance, offering potential for future basement development (subject to city approval)—whether that’s a guest suite, income helper, or extended family space. Rangeview is Calgary’s first garden-to-table community, thoughtfully planned to encourage connection, sustainability, and a true sense of neighborhood. Enjoy an abundance of parks, pathways, community gardens, and gathering spaces, all while being close to schools,

shopping, and the South Health Campus.