

# \$667,900 - 39 Sugarsnap Avenue Se, Calgary

MLS® #A2206762

**\$667,900**

3 Bedroom, 3.00 Bathroom, 1,604 sqft  
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Exquisite & beautiful, you will be impressed by Jayman BUILT's COOPER model currently being built in the up-and-coming community of Rangeview. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful centre island with a Flush Eating Bar and sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker and internal water, upgraded Whirlpool GAS Slide In with Air Fry, Panasonic microwave with trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with a soaring ceiling and many unique windows. To complete this level, you have a great Flex Space/Den at the front of the home with easy access to the half bath. You can look at the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite including a walk-in closet and 4pc ensuite with oversized shower with sliding glass door and dual vanities. The lower level offers a 3 pc rough-in for future development and awaits your great design ideas. To complete this home, you also have a DOUBLE



DETACHED GARAGE already finished located at the rear of the home. Additional features of this great home include stunning GRANITE counter tops throughout, nice corner lot, 11x10 deck with BBQ gas line, professionally designed Ebony Oasis Colour Palette, bright rear great room with 11' ceiling height and raised basement ceiling height - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Brand Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions!

Built in 2021

### **Essential Information**

MLS® #	A2206762
Price	\$667,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	39 Sugarsnap Avenue Se
Subdivision	Rangeview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K7

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Enclosed
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Smart Home, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	R-G

### **Listing Details**

Listing Office	Jayman Realty Inc.
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