

26 Lavender Drive SE
Calgary, Alberta

MLS # A2267629

\$750,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 26 Lavender Drive SE, where modern design, functionality, and warm character come together in perfect harmony. From the moment you arrive, this home makes a lasting impression with its charming modern farmhouse facade, featuring clean architectural lines, a contrasting two-tone exterior, and a double attached garage with carriage-style doors. The inviting covered entryway and curb appeal hint at the exceptional spaces that await inside, offering a total of 2,127.6 sq. ft. of thoughtfully designed living space. Step through the front door into a bright foyer that sets the tone for the home's contemporary yet welcoming atmosphere. A mudroom offers easy access to the attached garage and a stylish 2-piece bath is conveniently located for guests, blending form and function with modern fixtures and finishes. Continue into the main living area, where natural light pours through large windows, illuminating the open-concept layout. The living room serves as the heart of the home, anchored by a sleek fireplace that creates a cozy focal point for gatherings and quiet evenings alike. Adjacent to this space is a dining area perfect for family dinners or entertaining friends and a modern kitchen equipped with high-end stainless steel appliances, contemporary cabinetry, and a large island with seating. Step outside and discover your own private outdoor retreat. The beautiful backyard offers the perfect blend of greenery and function, complete with a spacious lawn for play, custom wooden decking, and a pergola frame ready for your outdoor lighting or shade feature. You'll also love the enclosed sunroom, featuring floor-to-ceiling glass walls and a transparent roof that lets in abundant light—an ideal spot for morning coffee or evening relaxation while enjoying the view of your yard year-round. Upstairs, the thoughtful design continues

with a spacious primary bedroom complete with a 5-piece ensuite bath featuring dual sinks, and a walk-in closet designed for organization. Two additional bedrooms, each with their own walk-in closet, provide plenty of space for family or guests. A 4-piece main bath and a convenient upper-level laundry room add to the home's comfort and practicality. The basement is nearly complete, offering even more living space. You'll find a beautifully finished family room, an additional bedroom with a walk-in closet, and a modern 4-piece bath, with only one more flex space left for your personal touch—perfect for a gym, home office, or extra storage. Located in the family-friendly community of Rangeview, this home is surrounded by parks, walking paths, and nearby schools. Residents enjoy a true sense of community, with local shops, playgrounds, and easy access to major roads connecting you effortlessly to all of Calgary's amenities. At 26 Lavender Drive SE, you're not just buying a house—you're finding your place in a vibrant, welcoming neighbourhood and a home that perfectly balances modern style with everyday comfort.