

\$610,000 - 231 Lavender Manor Se, Calgary

MLS® #A2257674

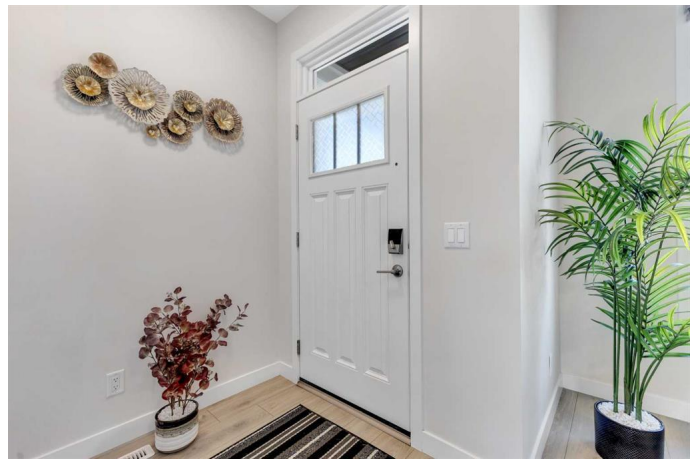
\$610,000

4 Bedroom, 4.00 Bathroom, 1,441 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

4 BEDROOMS|3.5 BATHROOMS|FULLY DEVELOPED BASEMENT WITH SIDE ENTRANCE|FULLY LANDSCAPED. Situated in the innovative and vibrant community of Rangeview, this beautifully designed, open-concept home combines modern style with everyday comfort. With over 2,000 sq. ft. of developed living space, high-quality finishes, and thoughtful upgrades throughout, this home is sure to impress. Step inside to 9' ceilings and luxury vinyl plank flooring that flow seamlessly across the main level. The spectacular kitchen is masterfully designed for efficiency and entertaining. Featuring quartz countertops, upgraded stainless steel appliances, built-in microwave, a stylish chimney hood fan, and a sprawling island. The kitchen flows seamlessly into a spacious dining area and living room, complete with a cozy fireplace, ideal for gatherings and relaxation. A convenient powder room and mudroom complete the main floor. Upstairs, the second floor continues to impress with a convenient laundry room and a 4-piece main bathroom, serving two versatile secondary bedrooms. The primary suite offers a cozy and intimate retreat with a thoughtfully designed walk-in closet and a luxurious 3-piece ensuite with quartz countertops, a spacious upgraded shower with sliding glass door, and modern finishes. The fully developed basement, with its own side entrance, expands your living options with a large family room, 9' ceilings, a spacious bedroom, and a full 4-piece



bathroom – perfect for guests or extended family. Step outside to your fully landscaped backyard, complete with a rear deck, full fencing, and a rear gravel parking pad with a double covered parking shelter. Additional features include triple pane windows, tankless hot water heater, BBQ gas line, solar panels (owned outright), and smart home technology solutions. This home is ideally positioned on a quiet street and is less than a 2-minute walk to a future school, parks, and walking paths, making it a fantastic choice to call home.

Built in 2023

Essential Information

MLS® #	A2257674
Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,441
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	231 Lavender Manor Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G8

Amenities

Amenities	None
-----------	------

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.