

# \$635,000 - 41 Lavender Passage Se, Calgary

MLS® #A2214936

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,666 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to The Stellan model built by Avi â€“  
A Beautiful Newer Build in Desirable  
Rangeview!

This stunning 3-bedroom, 2.5-bathroom home offers 1,666 square feet of well-designed living space and is located on a quiet, family-friendly street in the vibrant new community of Rangeview. With modern architecture, bright open-concept living, and thoughtful upgrades, The Stellan is perfect for families or anyone seeking a stylish and functional home.

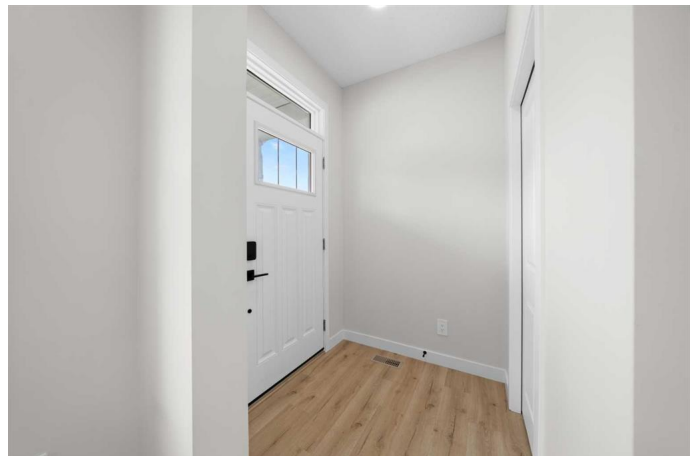
Built recently, this property still carries many of its original builder warranties, offering added peace of mind. The spacious main floor features a welcoming great room, a dining area ideal for entertaining, and a sleek kitchen layout with room to customize. Upstairs, you'll find three generous bedrooms, including a private primary suite with ensuite bath and optional double sinks. Enjoy the convenience of upper-floor laundry and flexible basement space ready for your personal touch.

Highlights:

Over 1,660 SQ FT of finished living space

3 bedrooms and 2.5 bathrooms

Quiet location with quick access to Deerfoot, Stoney Trail, and major amenities



Still covered by select builder warranties

Optional upgrades available including deck,  
double sinks, and finished basement layout

Thoughtfully designed for modern family living

Don't miss your chance to own in one of  
Calgary's most exciting new  
neighborhoods! Rangeview offers a sense of  
community, access to schools and parks, and  
a growing array of nearby conveniences.  
Contact us today to schedule your private  
tour!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214936    |
| Price          | \$635,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,666       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 41 Lavender Passage Se |
| Subdivision | Rangeview              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0G7                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Bathroom Rough-in                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Full, Unfinished                                    |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 67            |
| Zoning         | R-G           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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