

**39 Sugarsnap Avenue SE**  
**Calgary, Alberta**

**MLS # A2206762**



**\$667,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Enclosed, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

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!