

\$750,000 - 26 Lavender Drive Se, Calgary

MLS® #A2267629

\$750,000

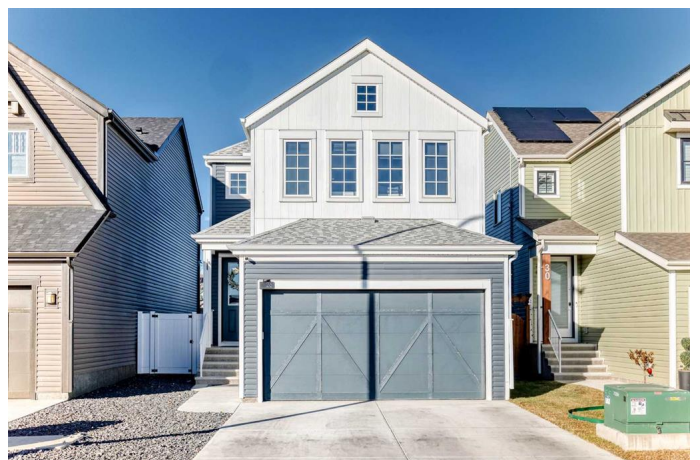
4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

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 façade, 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 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, while a stylish 2-piece bath is conveniently located for guests. 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 is a dining area ideal for family meals or entertaining, and a modern kitchen equipped with high-end stainless steel appliances, contemporary cabinetry, and a large island with seating. In one corner of the main floor, a built-in grow light provides the perfect spot for real plants to thrive, bringing a touch of nature and freshness indoors year-round. Step outside to your private backyard retreat,



offering a balance of greenery and function with a spacious lawn, custom wooden decking, and a pergola frame ready for outdoor lighting or shade. Youâ€™ll also love the enclosed sunroom with a fiberglass patio enclosure, featuring floor-to-ceiling glass walls and a transparent roof that fills the space with lightâ€”ideal for morning coffee or evening relaxation in any season. Upstairs, the thoughtful design continues with a spacious primary bedroom complete with a 5-piece ensuite featuring dual sinks and a walk-in closet. Two additional bedrooms, each with their own walk-in closet, provide comfort and flexibility for family or guests. A 4-piece main bath and an upper-level laundry room add to the homeâ€™s everyday convenience. The nearly finished basement offers even more living space, including a beautifully finished family room, an additional bedroom with a walk-in closet, and a modern 4-piece bath. The remaining flex area awaits your finishing touchâ€”perfect for a gym, office, or storage. Modern upgrades such as a WiFi smart light switch enhance convenience and energy efficiency. Located in the family-friendly community of Rangeview, this home is surrounded by parks, walking paths, and nearby schools. Itâ€™s also close to the hospital, offering added peace of mind for families and professionals alike. Residents enjoy a true sense of community, with local shops, playgrounds, and quick access to major roads connecting you effortlessly to all of Calgaryâ€™s amenities. Modern style meets comfort at 26 Lavender Drive SE. Book your showing today!

Built in 2022

Essential Information

MLS® #	A2267629
Price	\$750,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	26 Lavender Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0C4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Level, No Neighbours Behind, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2025
Days on Market	6
Zoning	R-G
HOA Fees	523
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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