

\$667,900 - 39 Sugarsnap Avenue Se, Calgary

MLS® #A2206762

\$667,900

3 Bedroom, 3.00 Bathroom, 1,604 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. 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!

Built in 2021

Essential Information

MLS® #	A2206762
Price	\$667,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.08
Year Built	2021

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Sugarsnap Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K7

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Alley Access, Concrete Driveway, Double Garage Detached, Enclosed, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, Pantry
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	March 28th, 2025
Days on Market	81

Zoning

R-G

Listing Details

Listing Office

Jayman Realty Inc.

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.