

\$724,900 - 167 Sugarsnap Way Se, Calgary

MLS® #A2205089

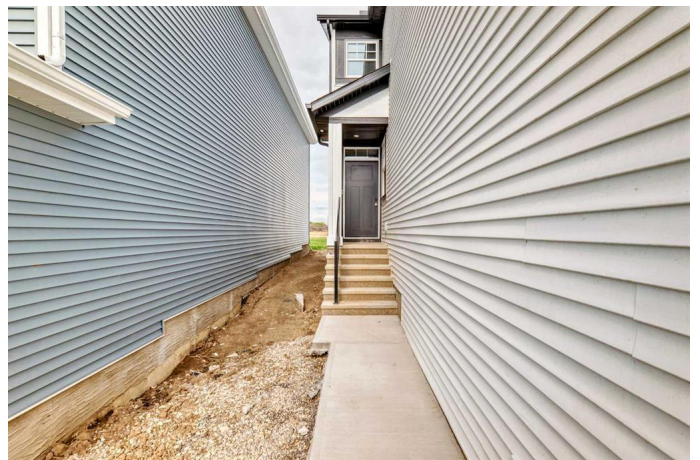
\$724,900

3 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to the Kalara in Rangeview â€“ where thoughtful design meets everyday comfort at an approachable price point. This beautifully designed spec home is built to support the needs of modern families, offering a perfect blend of functionality, flexibility, and style. The open-concept main floor creates a natural flow between the kitchen, dining, and lifestyle areasâ€”ideal for entertaining or relaxed family living. Thanks to the south-facing backyard, natural light fills the main living space, adding warmth and energy throughout the day. The kitchen shines as the heart of the home, featuring pot lights, a built-in microwave, sleek chimney-style hood fan, and carefully selected finishes that marry form with function. A spacious walk-in pantry adds practical storage and organization for busy households. A main floor flex room offers a versatile space that can serve as a home office, study nook, or playroomâ€”whatever suits your familyâ€™s needs. Upstairs, a centrally located loft provides even more flexibility, whether used as a cozy media area or a place for the kids to unwind. The nearby laundry room makes daily chores convenient and efficient. The primary suite offers a peaceful retreat, complete with a stylish ensuite and generous walk-in closet. Three additional bedrooms upstairs provide plenty of room for a growing family. This home also includes a 9-foot foundation and a separate side entrance, offering potential for future basement development (subject to city



approval)â€”whether thatâ€™s a guest suite, income helper, or extended family space. Rangeview is Calgaryâ€™s first garden-to-table community, thoughtfully planned to encourage connection, sustainability, and a true sense of neighborhood. Enjoy an abundance of parks, pathways, community gardens, and gathering spaces, all while being close to schools, shopping, and the South Health Campus.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205089 |
| Price | \$724,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,092 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 167 Sugarsnap Way Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0K7 |

Amenities

| | |
|----------------|------|
| Amenities | None |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 136 |
| Zoning | R-G |
| HOA Fees | 499 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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