

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

MLS® #A2267629

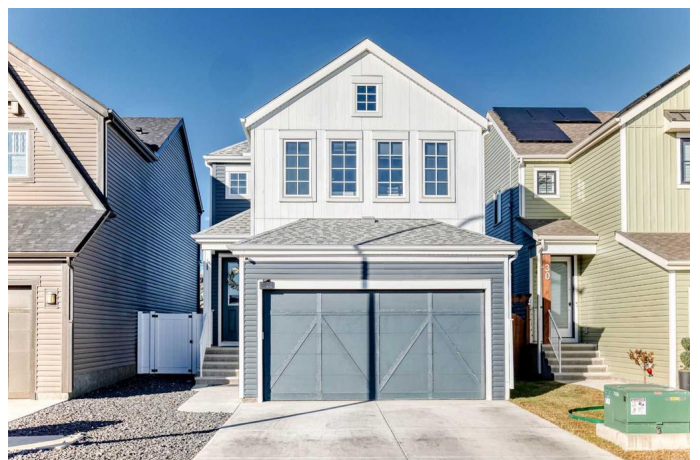
\$750,000

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 a total of 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 and a stylish 2-piece bath is conveniently located for guests, blending form and function with modern fixtures and finishes. 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 to this space is a dining area perfect for family dinners or entertaining friends and a modern kitchen equipped with high-end stainless steel appliances, contemporary cabinetry, and a large island with seating. Step outside and discover your own private outdoor retreat. The beautiful backyard offers the perfect blend of greenery and function, complete with a



spacious lawn for play, custom wooden decking, and a pergola frame ready for your outdoor lighting or shade feature. Youâ€™ll also love the enclosed sunroom, featuring floor-to-ceiling glass walls and a transparent roof that lets in abundant lightâ€”an ideal spot for morning coffee or evening relaxation while enjoying the view of your yard year-round. Upstairs, the thoughtful design continues with a spacious primary bedroom complete with a 5-piece ensuite bath featuring dual sinks, and a walk-in closet designed for organization. Two additional bedrooms, each with their own walk-in closet, provide plenty of space for family or guests. A 4-piece main bath and a convenient upper-level laundry room add to the homeâ€™s comfort and practicality. The basement is nearly complete, offering even more living space. Youâ€™ll find a beautifully finished family room, an additional bedroom with a walk-in closet, and a modern 4-piece bath, with only one more flex space left for your personal touchâ€”perfect for a gym, home office, or extra storage. Located in the family-friendly community of Rangeview, this home is surrounded by parks, walking paths, and nearby schools. Residents enjoy a true sense of community, with local shops, playgrounds, and easy access to major roads connecting you effortlessly to all of Calgaryâ€™s amenities. At 26 Lavender Drive SE, youâ€™re not just buying a houseâ€”youâ€™re finding your place in a vibrant, welcoming neighbourhood and a home that perfectly balances modern style with everyday comfort.

Built in 2021

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	2021
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 Animal Home, 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	1
Zoning	R-G
HOA Fees	523
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.