

\$924,900 - 41 Raven Manor Se, Calgary

MLS® #A2236155

\$924,900

4 Bedroom, 3.00 Bathroom, 2,537 sqft

Residential on 0.15 Acres

Rangeview, Calgary, Alberta

OPEN HOUSE: Sunday, July 6th 2:00 - 4:00 PM Welcome to 41 Raven Manor SE, the 2024 STAMPEDE LOTTERY DREAM HOME BRAND NEW, NEVER OCCUPIEDâ€™ offered fully furnished and professionally designed with every detail curated for luxury living. Perfectly situated on AN OVERSIZED CONVENTIONAL CORNER LOT in the vibrant community of RANGEVIEW, this residence showcases a stunning mix of HARDIBOARD and WOOD exterior accents and includes a large backyardâ€™ soon to feature sod, a perimeter fence, greenhouse, and three trees. Inside, a PRIVATE FOYER opens to a bright and expansive main level where 10â€™TM CEILINGS, wide-plank LVP FLOORING, and thoughtful upgrades create a warm and modern feel. The showpiece kitchen features BERTAZZONI APPLIANCES, an OVERSIZED ISLAND with eating bar, floating shelves with UNDER-CABINET LIGHTING, a KEGERATOR, WINE RACK, WALK-THROUGH PANTRY, and direct access to the spacious MUDROOM with custom cabinetry and built-in lockers. The dining area connects seamlessly to the deck through FRENCH DOORS, inviting indoor-outdoor entertaining. Anchored by a stunning ELECTRIC FIREPLACE, the living room soars two storeys high with huge windows and elevated sightlines to the BONUS ROOM above. A MAIN FLOOR BEDROOM and 3PC BATH with fully tiled



STAND-UP SHOWER add flexibility for guests or a private HOME OFFICE. Upstairs, the BONUS ROOM features a tiled accent wall and overlooks the living room below. Two additional bedrooms with DESIGNER WALLPAPER, a 4pc bath, and LAUNDRY ROOM with separate access complete this level. The PRIMARY RETREAT includes a COFFERED CEILING, PRIVATE BALCONY, large WALK-IN CLOSET, and a truly exceptional ENSUITE with tile walls, DUAL VANITY, DESIGNER MIRRORS, a SOAKER TUB framed by an ELECTRIC FIREPLACE, fully tiled SHOWER with DIGITAL CONTROLS, and an adjacent DRY SAUNA for resort-style relaxation. The unfinished basement offers future potential and ample storage. Other upgrades include a SONOS AUDIO SYSTEM with ceiling speakers, EXTERIOR CAMERAS, GEMSTONE LIGHTING, and CENTRAL AIR CONDITIONING. Located just minutes from major roads, Seton amenities, and the Bow River pathway system, this one-of-a-kind home blends high-end finishings with practical luxury for elevated everyday living.

Built in 2024

Essential Information

MLS® #	A2236155
Price	\$924,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,537
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	41 Raven Manor Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Bath
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Zoning	R-G

Listing Details

Listing Office	eXp Realty
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