

\$735,000 - 7235 Range Drive Nw, Calgary

MLS® #A2125962

\$735,000

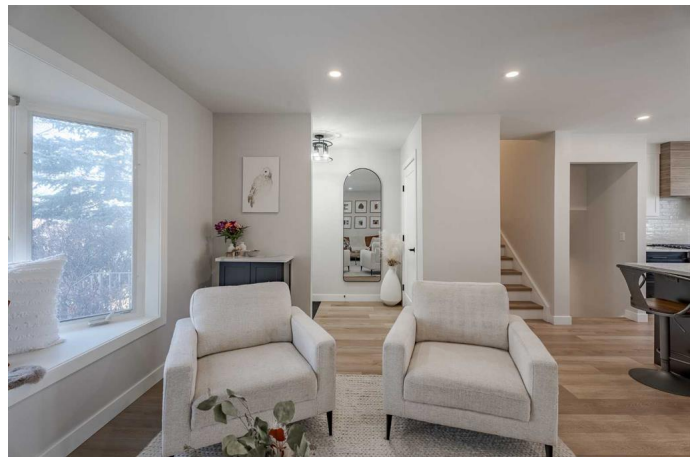
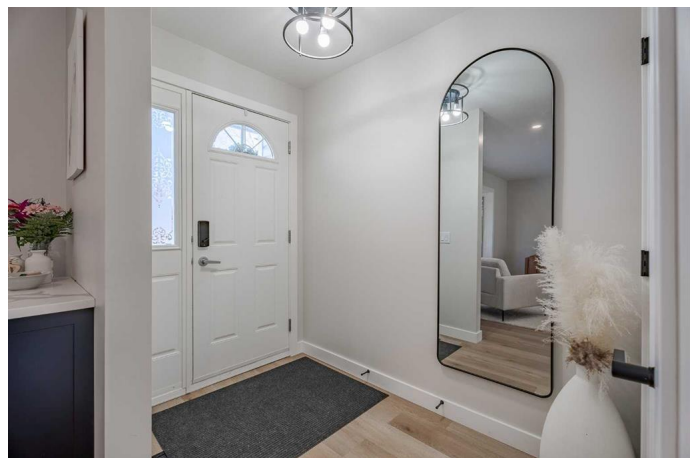
3 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.13 Acres

Ranchlands, Calgary, Alberta

WELCOME TO YOUR DREAM HOME!

Professionally renovated and designed from top to bottom in the sought after community of Ranchlands, this property truly has it all. Every high end finish was carefully selected by a professional interior designer creating a beautiful, timeless cohesive design throughout the home. Never worry about damaging the floors or about ruining the carpet again and enjoy the beautiful LUXURY VINYL PLANK installed throughout the entire home. The main floor was opened up to create the must have OPEN FLOOR PLAN and the MASSIVE QUARTZ ISLAND is not only the main floor's stunning focal point but great for entertaining or seat the family for casual dinners. The new kitchen is complete with QUARTZ COUNTERS, a stainless steel appliance package, including an OVERSIZED GAS STOVE and built in microwave. The large SOUTH FACING backyard and deck is conveniently located through the new french doors off of the kitchen. On the top level you will find a true luxury primary retreat complete with a NEW ELECTRIC FIREPLACE on a beautiful feature wall, TWO WALK-IN CLOSETS and a gorgeous ensuite featuring a CUSTOM DUAL SINK VANITY. The second bedroom and full bath is located on this floor. Head only a short flight of stairs down and you'll be greeted by a bright and cozy family room centred around a wood burning fireplace and LARGE WINDOWS where you can relax and watch a movie. There is also a generously



sized bedroom with a huge window and a 3 piece bathroom conveniently located on this level. The lower level has such a cool vibe you will be proud to invite your guests to play pool, or watch the game. The space is versatile and could also be used as a home gym, a home office, or a hobby room! Enjoy ample storage in the utility room and new TANKLESS HOT WATER ON DEMAND. NEW ROOF (2022), UPDATED ELECTRICAL including new panel, ALL PLUMBING REPLACED (2023), The LARGE LOT easily accommodates a DOUBLE DETACHED GARAGE, plenty of room to STORE YOUR TRAILER year round, and still plenty of space for the dog and kids to run. Quick access access to amenities, parks, walking trails and public transit, and schools this home won't last. Call your favourite Realtor to book your private showing today!

Built in 1978

Essential Information

MLS® #	A2125962
Price	\$735,000
Sold Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,158
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	7235 Range Drive Nw
Subdivision	Ranchlands

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1H2

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Off Street, On Street, RV Access/Parking

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 2nd, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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