

\$699,900 - 75 Range Way Nw, Calgary

MLS® #A2150371

\$699,900

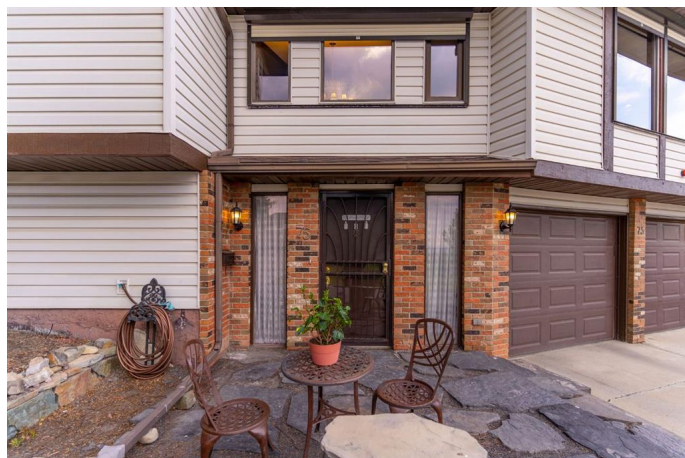
3 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to your dream home nestled in the vibrant heart of Ranchlands NW, one of Calgary's most beloved communities. This charming, raised bungalow offers over 2,190 square feet of inviting living space. As you enter, you'll be impressed by the gorgeous chandelier above the foyer leading you up to the main level. The spacious living room is bright with sweeping views of the 14.5-acre Ranchero Park, Calgary downtown core, Canada Olympic Park, and the mountains to the West. Entertaining will be easy as the kitchen has been designed with extra counters space, convenient pull-outs in every cupboard, and recently updated stove, microwave and dishwasher. After dining, your guest will transition into the adjoining the living room complete with a cozy gas fireplace or appreciate the central air conditioning throughout this home! This main level also includes 2 bedrooms and an office that can easily be used as a 3rd bedroom. The master suite is a personal sanctuary with its own luxurious 4-piece ensuite bathroom, complete with a jetted tub and dedicated heat pump for an endless supply of soothing warm water. A convenient 3-piece bathroom completes this level.

Head down to the lower level of this home and enter the large recreation room that has a warm wood-burning stove, another bedroom, laundry and 3-piece bathroom. You can also enter the over-size double garage including a generous amount of storage shelving and 2



separate bays for your vehicle. Youâ€™ll be able to charge your Electric Vehicles or have a fantastic, heated workshop in the huge detached double car garage. The 220-Volt breaker has already been added for heat or vehicle charging. No expense was spared as this garage has extra insulation throughout to achieve maximum heat and cooling efficiency. If you need RV storage, there is a double-wide parking pad in the rear as well!

Along with the amazing views of the Ranchero Park, youâ€™ll enjoy the convenience of soccer fields, baseball diamonds, and playful moments at the playground. Itâ€™s a safe and lively place for families to enjoy outdoor activities. The location of the home is ideal as youâ€™ll be able to enjoy the 11-minute walk (5-minute drive) to the Crowfoot Crossing shopping area with groceries, hardware, restaurants, theatres, and the YMCA. Numerous public and private schools (pre-K to Grade 12) surround this location within a 10 minute drive as well.

Donâ€™t miss this rare opportunity to make such an expansive home in one of Calgaryâ€™s cherished neighborhoods your own. Schedule your private showing today and start your journey towards a lifetime of joyful living!

Built in 1978

Essential Information

MLS® #	A2150371
Price	\$699,900
Sold Price	\$682,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,454
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	75 Range Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1H6

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Heated Garage, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Jetted Tub, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Suspended Ceiling, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Glass Doors, Insert, Living Room, Recreation Room, Wood Burning
Basement	None

Exterior

Exterior Features	Other, Playground, Private Yard
Lot Description	Low Maintenance Landscape, Other, Pie Shaped Lot, See Remarks,

	Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 28th, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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