

\$849,000 - 40 Range Place Nw, Calgary

MLS® #A2151706

\$849,000

3 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.27 Acres

Ranchlands, Calgary, Alberta

RENOVATED BUNGALOW on an 11,700 sf PIE LOT! Rarely do homes in this location hit the market. Perfectly positioned in a QUIET CUL-DE-SAC, this meticulous fully renovated oversized bungalow offers 3,230 sq feet of developed living space with wonderful basement development, an attached oversized double garage, and a sunny ENORMOUS SOUTHWEST BACKYARD. Filled with an abundance of natural light and a neutral palette, this charming home creates a warm and calming environment suitable for family living and entertaining. The foyer leads you to the front living room which showcases stunning vaulted ceilings and large windows. Step up into a well sized dining room featuring luxury vinyl flooring and loads of room for the family to gather for enjoyable meals and conversations. Relax around the floor to ceiling brick gas fireplace in the family room whilst enjoying the expansive views through the windows and sliding patio doors which lead you to the deck allowing ample space for summer babeques and peaceful morning coffees. The modern inspired white kitchen is sure to delight all cooks with ample storage and quartz countertops. The primary suite boasts a spa inspired 3-piece en-suite with a custom tiled shower. Two additional bedrooms share the 4-piece main bath. The well-designed basement showcases new carpeting, lighting, a large recreation room, family room, workout room, 3-piece bathroom, laundry room and extra storage. NEW



FURNACE, 80 GALLON-HOT WATER TANK, AIR CONDITIONING AND HUMIDIFIER in 2023 are just a few of the features this amazing property has to offer! Ideally located in the family friendly neighborhood of Ranchlands with both public and separate schools, baseball and soccer fields, tennis and basketball courts, an ice rink and a highly active community centre make this the perfect place to call home!

Built in 1980

Essential Information

MLS® #	A2151706
Price	\$849,000
Sold Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,498
Acres	0.27
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Range Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3g1p6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 9th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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