

# \$699,800 - 19 Range Way Nw, Calgary

MLS® #A2225148

**\$699,800**

3 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

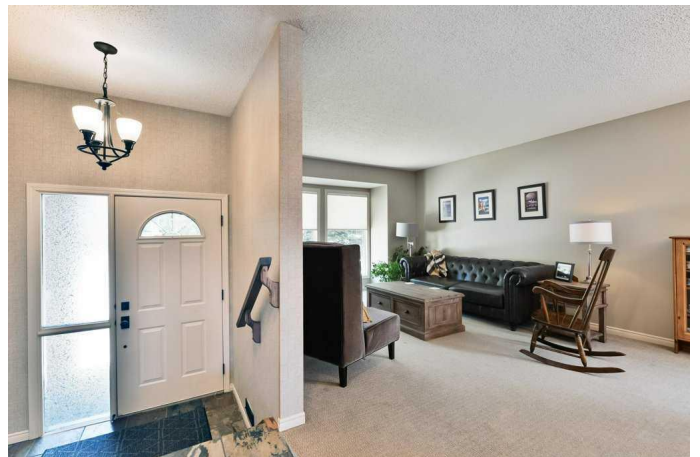
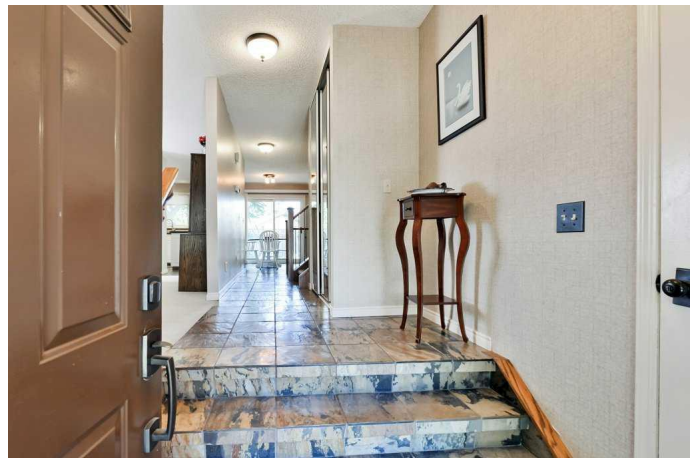
This well-maintained home is ideally located on a quiet street in Ranchlands, featuring a sunny west-facing backyard, mature landscaping, and a heated double-attached garage. Inside, you're welcomed by a spacious front foyer that leads into a central hallway and to the back of the home, where you'll find an updated kitchen with quartz countertops, newer appliances, and a cozy breakfast nook overlooking the family room with a wood-burning fireplace.

Double sliding doors open to a beautifully landscaped backyard with a two-tiered deck, perfect for outdoor entertaining or quiet evenings at home. A formal dining room overlooks the bright front living room, while the main floor is completed by a powder room, main-floor laundry, and a side entrance with man door.

Upstairs, the primary bedroom offers custom built-in closets and a renovated ensuite with in-floor heating. Two additional bedrooms also feature custom closet shelving and share a renovated main bathroom, also with in-floor heat.

The basement offers a media room, workout area, mechanical room, and an expansive crawl space for additional storage. Key updates include windows replaced within the last 20 years and a furnace upgrade in 2004. The large private yard is supported by a drip-irrigation system for both front and back flower beds.

Located just minutes from parks, schools,



shopping, the YMCA”and within walking distance to the LRT station, with quick access to Crowchild Trail, Stoney Trail, and weekend escapes to the mountains.

Built in 1978

**Essential Information**

MLS® #	A2225148
Price	\$699,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,730
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	19 Range Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1H5

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

**Interior**

Interior Features	Built-in Features, Central Vacuum, Storage, Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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