



# 75 Range Way Calgary Alberta

\$699,900

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. You'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 ...

Recreational, Games room 20.67 Ft x 16.33 Ft

Bedroom 7.75 Ft x 11.25 Ft

3pc Bathroom 7.83 Ft x 4.50 Ft

Furnace 11.83 Ft x 4.50 Ft

Other 11.08 Ft x 9.50 Ft

Primary Bedroom 14.25 Ft x 12.00 Ft

Office 12.58 Ft x 8.33 Ft

4pc Bathroom 7.33 Ft x 10.08 Ft

3pc Bathroom 4.92 Ft x 7.58 Ft

Other 20.08 Ft x 15.17 Ft

Dining room 9.33 Ft x 11.00 Ft

Living room 22.25 Ft x 18.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 12.67 Ft x 8.33 Ft