

# \$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

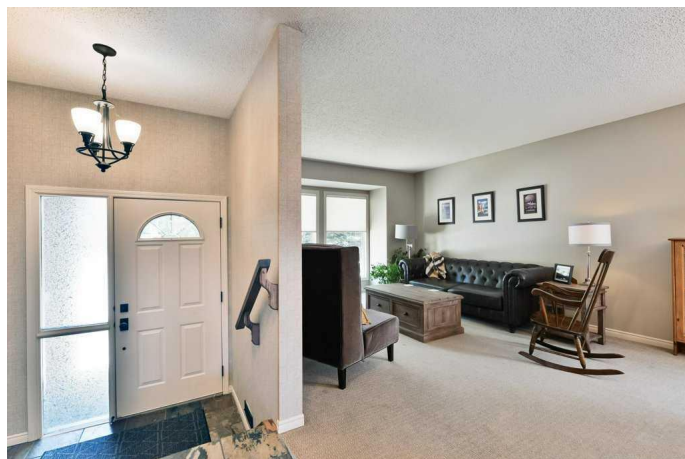
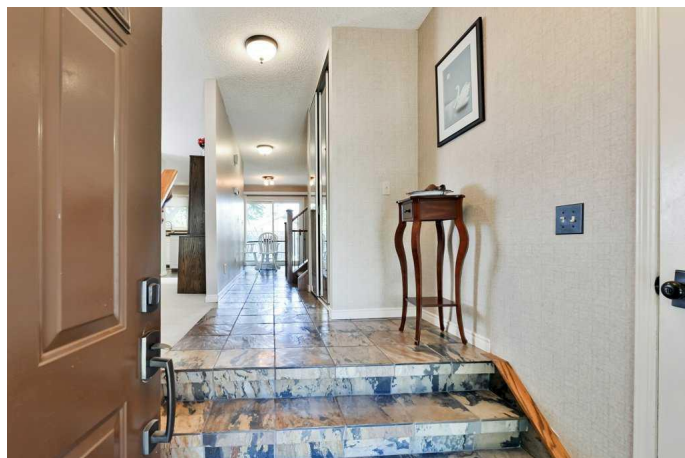
This well-maintained home is ideally located on a quiet street in Ranchlands, featuring a sunny west-facing backyard, mature landscaping, and a heated double-attached garage. Inside, you're welcomed by a spacious front foyer that leads into a central hallway and to the back of the home, where you'll 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 | 17             |
| Zoning         | R-CG           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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