

# \$588,000 - 7219 Range Drive Nw, Calgary

MLS® #A2248815

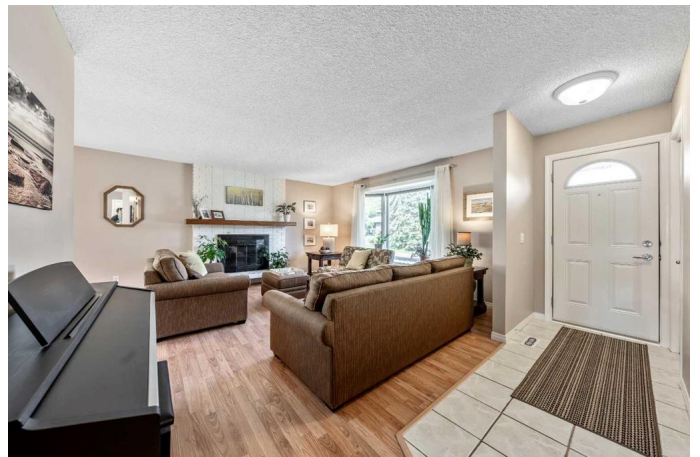
**\$588,000**

4 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.13 Acres

Ranchlands, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 16th  
1pm to 4pm 7219 Range Dr NW Beautiful,  
Clean and Well Cared for Bungalow in a great  
location in upper NW corner of Ranchlands on  
a quiet street, steps from all the amenities of  
Crowfoot Crossing. Pride of ownership can be  
seen and felt upon walking into this lovely  
home with 3 bedrooms up (1 down) and 3 full  
baths plus an oversized double garage  
(23'6" x 23'6") with workshop  
area. Large living area featuring a brick wood  
fireplace. Open and spacious, with the living  
room area being open to the dining. Bright  
kitchen with dining nook area has white shaker  
cabinetry with a big window overlooking the  
beautiful backyard. The primary bedroom has  
its own three-piece ensuite. Two other large  
kids bedrooms that could easily fit queen  
beds. The fully finished lower level has its own  
separate entry. Huge family room space with  
pot lighting and gas fireplace. A Flex room that  
could be your office or gym. A second flex  
room/ fourth bedroom and another full  
bathroom complete the lower level. Lovingly  
cared for with newer vinyl windows, lots of  
natural light. Hot water heater 2025. Roof  
2014 (30 yr shingle). An absolutely beautiful,  
sunny South backyard, that is fully landscaped  
with mature gardens and patio. Large lot  
(5797 sq ft) plenty of room for the kids or furry  
family members to play. Ranchlands is a lovely  
family friendly community with schools, parks  
and playgrounds giving you lots of  
greenspaces, off-leash area, bike & walking



paths. Plus incredible easy access to all the amenities of Crowfoot Crossing with tons of restaurants, shops, grocery stores, movie theatre and more giving you everything you need just steps away. Walk to the YMCA & Public Library. Walk to all levels of schooling from Elementary to High School. Close access to the LRT and major road arteries. Great value for this beautiful detached home. This is the perfect family home! See the 3D tour (purple house symbol). Welcome home!

Built in 1978

**Essential Information**

MLS® #	A2248815
Price	\$588,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,164
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	7219 Range Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1H2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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