

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

MLS® #A2248815

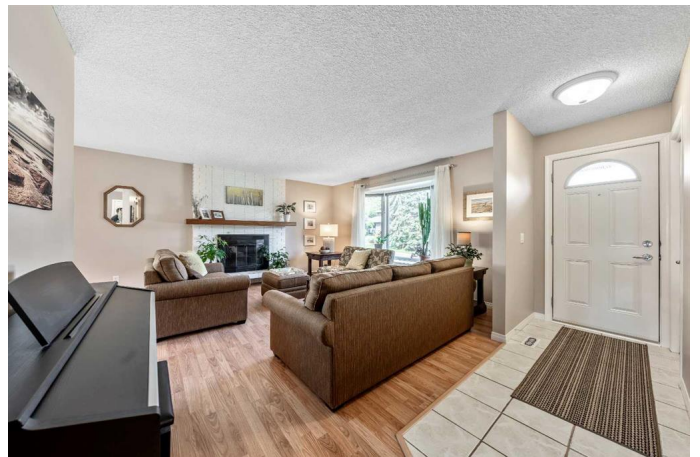
\$588,000

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, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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