



THE
A-TEAM

**RE/MAX
FIRST**

84 RANGE Way, Calgary T3G 1H4

MLS®#: **A2179227** Area: **Ranchlands** Listing Date: **11/16/24** List Price: **\$700,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **6,598 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,786**
 Low Sqft:
 Ttl Sqft: **1,786**

DOM

4
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Views**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-----------------------|-----------------|-----------------------|
| 3pc Ensuite bath | Main | 4`8" x 8`1" | 5pc Bathroom | Main | 10`7" x 5`0" |
| Bedroom | Main | 14`0" x 13`11" | Dining Room | Main | 12`8" x 12`4" |
| Family Room | Main | 12`0" x 19`9" | Foyer | Main | 5`11" x 8`7" |
| Kitchen | Main | 12`0" x 11`3" | Living Room | Main | 13`8" x 15`7" |
| Bedroom - Primary | Main | 14`0" x 14`11" | Walk-In Closet | Main | 5`6" x 8`2" |
| 3pc Bathroom | Basement | 7`8" x 7`7" | Bedroom | Basement | 15`11" x 15`2" |
| Den | Basement | 12`0" x 15`0" | Other | Basement | 5`10" x 15`11" |

Laundry
Wine Cellar
Furnace/Utility Room

Basement
Basement
Basement

8`5" x 8`0"
9`4" x 11`6"
8`0" x 15`1"

Game Room
Cold Room/Cellar
Storage

Basement
Basement
Basement

25`0" x 31`2"
6`4" x 19`6"
8`4" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710099

Zoning:
R-CG

Remarks

Pub Rmks:

Your Dream Bungalow Awaits—Timeless Charm with Unmatched Mountain Views. Discover this rare 1,786 sq ft walkout bungalow, perfectly situated in Ranchlands, backing onto greenspace, to showcase breathtaking west-facing mountain views. Lovingly maintained by its original owners since 1979, this home combines timeless craftsmanship with thoughtful updates, making it a must-see. The main floor features a grand foyer with vaulted ceilings and a striking spiral staircase. The living room's wall-to-wall windows frame stunning mountain vistas, while the covered deck, accessible from three rooms, lets you enjoy the view from sunrise to sunset. A cozy family room with a wood-burning fireplace and oak bookcases, along with an updated kitchen boasting Corian countertops and modern appliances, offer functionality and charm - a perfect place to create your favourite family recipes. A private formal dining room, and two generous bedrooms, including a primary suite with a private ensuite, complete the main level. The walkout basement is an ideal retreat, featuring an additional bedroom and a full bathroom. A second wood-burning fireplace creates a warm and inviting space for gatherings. Multiple storage rooms and a den help keep the living areas organized and clutter-free. Recent upgrades include a new water tank, and 3-zone furnace and air conditioning for year-round comfort. Don't miss this once-in-a-generation opportunity. Call today to book your private viewing!

Inclusions:
Property Listed By:

**Cooktop, all As-is
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







