



**40 Range Place NW  
Calgary, Alberta**

**MLS # A2151706**



**\$849,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** N/A

RENOVATED BUNGALOW on an 11,700 sf PIE LOT! Rarely do homes in this location hit the market. Perfectly positioned in a QUIET CUL-DE-SAC, this meticulous fully renovated oversized bungalow offers 3,230 sq feet of developed living space with wonderful basement development, an attached oversized double garage, and a sunny ENORMOUS SOUTHWEST BACKYARD. Filled with an abundance of natural light and a neutral palette, this charming home creates a warm and calming environment suitable for family living and entertaining. The foyer leads you to the front living room which showcases stunning vaulted ceilings and large windows. Step up into a well sized dining room featuring luxury vinyl flooring and loads of room for the family to gather for enjoyable meals and conversations. Relax around the floor to ceiling brick gas fireplace in the family room whilst enjoying the expansive views through the windows and sliding patio doors which lead you to the deck allowing ample space for summer babeques and peaceful morning coffees. The modern inspired white kitchen is sure to delight all cooks with ample storage and quartz countertops. The primary suite boasts a spa inspired 3-piece en-suite with a custom tiled shower. Two additional bedrooms share the 4-piece main bath. The well-designed basement showcases new carpeting, lighting, a large recreation room, family room, workout room, 3-piece bathroom, laundry room and extra storage. NEW FURNACE, 80 GALLON-HOT WATER TANK, AIR CONDITIONING AND HUMIDIFIER in 2023 are just a few of the features this amazing property has to offer! Ideally located in the family friendly neighborhood of Ranchlands with both public and separate schools, baseball and soccer fields, tennis and basketball courts, an ice rink and a highly active community centre make this the perfect place to call home!