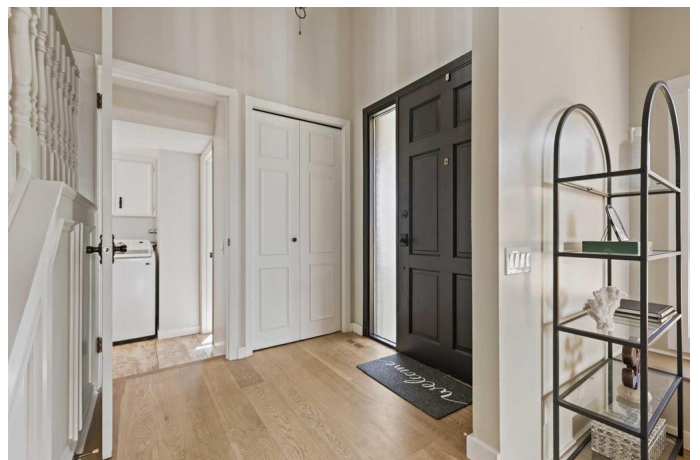# $650,000 - 7212 Range Drive Nw, Calgary

MLS® #A2244394

$650,000
5 Bedroom, 4.00 Bathroom, 1,730 sqft
Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

Here is the one you have been waiting for in the well-established neighborhood of Ranchlands! This elegant 5-bedroom, 3.5-bathroom home is in a prime location on a mature street and backing onto a playground! Featuring over 2500 sq ft of developed space this home has numerous upgrades while maintaining a lot of the original charm. As you enter this warm home you are greeted by newer white oak hardwood flooring and tons of natural light flooding the property from the large and new triple pane windows throughout! The large front living room offers soaring 16-foot vaulted ceilings, floor to ceiling brick faced wood-burning fireplace, and adjoining formal dining room. Leading into the gorgeous updated kitchen with crisp white cabinetry, granite counters, upgraded SS appliances with dual wall ovens, tile backsplash, tons of cupboard space, and garden window over the sink to watch the kids while they play in the park! Eating nook with sliding doors out to the backyard oasis with large deck, mature landscaping, hot tub area, and backing onto a tot lot/playground. Great spot to unwind after a long day while the kids entertain themselves. Overlooking the spacious family room with built in entertainment wall surrounding a second brick faced fireplace and timeless wet bar feature. A laundry room with separate side entrance and convenient 2-piece powder room complete the main floor. Head upstairs to the spacious primary bedroom with his classic parquet hardwood flooring, his and her

closets, and a full 4-piece ensuite bathroom. Good sized 2nd and 3rd bedrooms both with dual closets and built in desks. Adjoining full 4-piece kid's bathroom and large linen closet complete this family friendly upper level. Fully finished basement hosts a large rec room, two spacious bedrooms, another full 3-piece bathroom, and lots of storage space into the utility room. All of this plus an attached double front garage and central A/C to stay cool on those hot summer days. Can't beat the location with quick access to all major roads around the City, to University of Calgary, and out to the mountains! Minutes to C-train station and Crowfoot Shopping Center with all the amenities and restaurants you would ever need. And a strong quiet community vibe surrounded by schools, greenspaces, off leash parks, and ravine trails! This home shows 10/10 and is move in ready with quick possession available.

Built in 1979

Essential Information

MLS® #	A2244394
Price	$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,730
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7212 Range Drive Nw

Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1P7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office   Real Broker