

\$599,900 - 112 Ranchview Court Nw, Calgary

MLS® #A2111239

\$599,900

5 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

This legally suited 984 sq ft bungalow in Ranchlands is the perfect home for First time buyers, downsizers or investors. Full of upgrades and you will feel right at home the moment you walk in to the open concept kitchen and living room. The kitchen features quartz countertops, a massive eat in island, stainless appliances and plenty of cabinet space. The main level contains a good size primary bedroom, a guest bedroom and a third bedroom which would be perfectly suited for an office. The bright and airy bathroom is fully updated with a new tub and tile surround.

The lower level is a self contained, fully legal suite featuring an egress compliant bedroom as well as a second room which could serve as an office or den. The kitchen area has clean looking white cabinets and subway tile backsplash with ample counterspace. The bathroom has been fully updated with new backsplash and tile tub surround. The suite has been very easy to rent in the past, but also has potential to serve as a great addition to the main floor by simply removing the stove and using the kitchen as a wet bar.

(Recent upgrades include: new roof in 2021, new furnace 2022, new Attic insulation 2022, new Composite siding/trim 2023, new Roman paver pathway 2022, new tubs and tile surrounds 2023, new trim and casing 2023, new Front Porch 2022, windows are all PVC and replaced within the last 5 years, fresh



paint 2023, every light fixture has been replaced, recessed lighting added upstairs and down 2023, new front door and hardware, electric lock, kitchens and bathrooms are upgraded, Bamboo hardwood throughout, heated bathroom floor, security camera outdoor, new outdoor lighting package including illuminated house numbers, new frost free spigots, outdoor receptacles replaced with GFCI and covers, new outdoor intake/exhaust vent)

Built in 1979

Essential Information

MLS® #	A2111239
Price	\$599,900
Sold Price	\$640,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	112 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R5

Amenities

Parking Spaces	2
Parking	Front Drive, Gravel Driveway, Off Street, On Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 28th, 2024
Days on Market	9
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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