

\$525,000 - 973 Ranchview Crescent Nw, Calgary

MLS® #A2135461

\$525,000

3 Bedroom, 3.00 Bathroom, 1,377 sqft

Residential on 0.13 Acres

Ranchlands, Calgary, Alberta

This cozy 5 level split is literally a hidden gem in family friendly Ranchlands. Tucked in behind another property is a private gardeners paradise. Although it's a bit unusual, the design of this home offers not only an oversized single garage with a driveway but another longer driveway with room for two more vehicles. A large gate opens to a continuation of this driveway and provides extra secure space for an RV or boat. The front door of the home is located down the driveway and around back. Inside you will be greeted by a bright little kitchen which leads to an open concept Dining Room. A few steps up is the big sunny Living Room with a gas fireplace and enclosed patio space (with venting) and a good sized private deck. Three bay windows allow for lots of natural light to flood into the living spaces. A 2 piece guest bath completes these two levels. Up a few more stairs are two good sized bedrooms and a full bathroom. And another few steps lead to the primary bedroom with its own 2 piece ensuite and lovely quiet deck. Downstairs is a bonus space that could make an excellent office or games room. The lowest level has the laundry area with sink, a craft/workshop space, storage and a cold room. The yard is completely fenced and features a stunning terraced green space with garden boxes (some already planted) and mature trees. With updating this property will be a great family home.



Built in 1977

Essential Information

MLS® #	A2135461
Price	\$525,000
Sold Price	\$490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,377
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	973 Ranchview Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A4

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Front Drive, Off Street, Oversized, Parking Pad, RV Gated, Single Garage Detached

Interior

Interior Features	Closet Organizers, Central Vacuum, Wood Windows, Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Electric Oven, Garage Control(s), Humidifier, Refrigerator, Washer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	City Lot, Back Yard, Garden, Lawn, Landscaped, Private, Sloped Up, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	November 12th, 2024
Days on Market	83
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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