

\$580,000 - 931 Ranchview Crescent Nw, Calgary

MLS® #A2138719

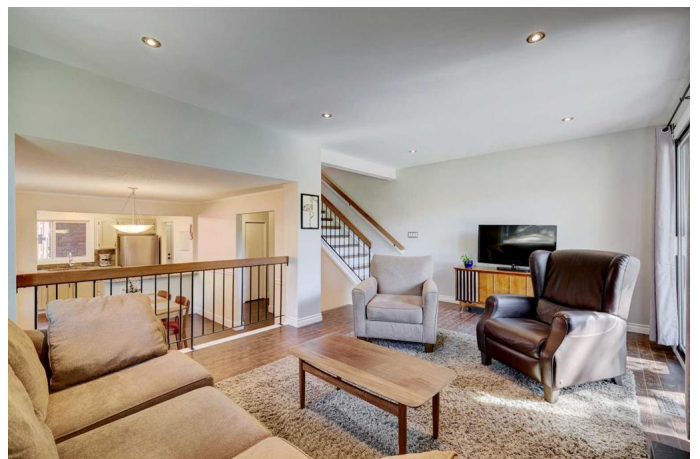
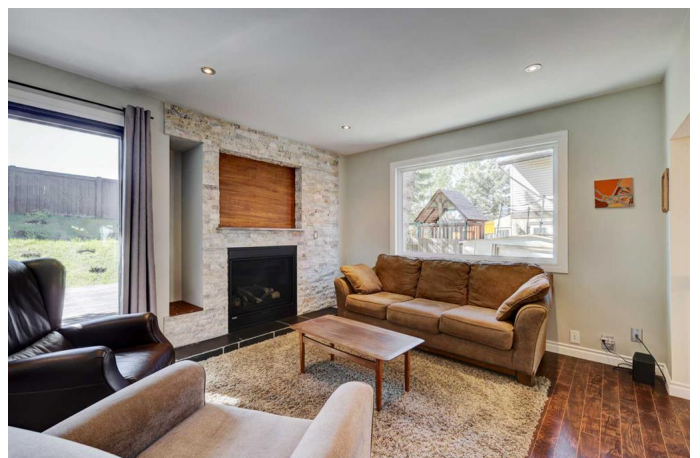
\$580,000

3 Bedroom, 4.00 Bathroom, 1,364 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

What an opportunity to own this lovely family home located close to greenspace, parks, playgrounds, shopping and schools in the community of Ranchlands! You and your guests will be warmly welcomed to the home through a sunny courtyard perfect for enjoying your morning coffee and soaking up the sun. The front entry is genius with a built in bench and hooks and nooks for all your outwear. Upon entering the kitchen you will see the open floor plan is ideal for a family and an abundance of cabinets and counter space is apparent with an optional breakfast bar or for larger family gatherings the sunny and bright dining room. Slightly raised and overlooking the the kitchen/dining room is the living room which includes a newer gas fireplace, plenty of wall space, perfect for your large wall mount tv and sliding glass doors to a large rear deck and private yard. You will also appreciate the convenience of a 2 pce bath on this main level, laminate floors and many updated windows. On the upper level there is a spacious master bedroom which includes plenty of closet space, a 2 pce ensuite bath and balcony overlooking the rear yard. Down the hall you will find 2 more good sized bedrooms and a fully updated 5 piece bath. For additional family activities the lower level offers a family/rec room, and just a few steps down, another full 4 piece bath which includes the laundry facilities. The utility room offers plenty of storage space and the oversized single attached garage also provides



additional storage with shelving and a drop down work bench. This home offers a large private yard, open floor plan, modern decor, numerous updates and the space hard to find in this price range.

Built in 1977

Essential Information

MLS® #	A2138719
Price	\$580,000
Sold Price	\$600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,364
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	931 Ranchview Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A4

Amenities

Parking Spaces	3
Parking	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No
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	Smoking Home, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 19th, 2024
Days on Market	13
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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