

\$685,000 - 1244 Ranchview Road Nw, Calgary

MLS® #A2151340

\$685,000

4 Bedroom, 4.00 Bathroom, 1,463 sqft

Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

Back on the market!Welcome to this dream family home in sought after Ranchlands! Step into the backyard oasis that defines relaxation and privacy. This meticulously landscaped space backs onto a field and walking paths! It also boasts a exposed concrete patio with overhead lighting, a large Shed used for an office or storage, a large Hot tub and wonderful space for fires with friends! The main entrance you are greeted by soaring VAULTED CEILINGS, and a wonderful living room! The main floor is an entertainer's dream with an open concept layout, flooded with natural light from expansive windows. The kitchen has been completed and tastefully redone with Quartz countertops, all new Stainless steel appliances, RO water, custom backsplash and custom cabinets. Right next is the open dining room that will fit a large table for entertaining. Next to that is the warm and inviting family room boating a WOOD burning fireplace that looks onto the backyard and field behind. Upstairs, retreat to the ENORMOUS MASTER SUITE featuring a walk-in closet and a beautifully updated 3-piece ensuite. A 2nd and 3rd bedroom and an additional 4-piece bathroom complete this level. The fully finished basement offers high ceilings, new carpet, and a additional large bedroom and full bathroom. Located in Ranchlands this home offers not just a residence, but a lifestyle. With its blend of outdoor beauty, modern amenities, and thoughtful design, this property is ready for



you to move in and start making memories.
Don't miss out on the opportunity to call this
exceptional property your own

Built in 1981

Essential Information

MLS® #	A2151340
Price	\$685,000
Sold Price	\$693,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,463
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1244 Ranchview Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y2

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	August 10th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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