

\$619,000 - 319 Ranchview Mews Nw, Calgary

MLS® #A2152077

\$619,000

5 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.18 Acres

Ranchlands, Calgary, Alberta

NEW ROOF INSTALLED Sept 2024. Tucked away in a quiet cul-de-sac is this trendy 4 level split, boasting over 2500 sq ft of living space, situated on a MASSIVE Pie lot, with an illegal suite in the two lower levels. A perfect situation to live up, rent down, or an independent space for your grown kids while they attend university. The main living space is bright with all the necessities of a comfortable living, with easy to care for laminate floors and large windows to let in all that wonderful sunlight. The living room is spacious and has a nice wood burning fireplace not only as a focal point for the room, but to keep you toasty warm on our cold blustery winter nights. The eat-in kitchen has a ton of cabinet and lots of counter space for preparing your family meals. And the combination washer/dryer unit is conveniently located at the end of the counters. Patio doors lead out to the back yard, and with a bit of TLC, this yard would be perfect for Family and friends BBQs and for the kids to run and play to their hearts content. The private dining room leads into the kitchen for ease of entertaining. Upstairs, the primary bedroom boasts a 3 piece ensuite, almost unheard of in these older neighbourhoods. This level also has two really spacious bedrooms and a 4 piece bath. The lower illegal suite has its own private walk-up entrance and includes a fridge, stove and dishwasher, plus its own washer and dryer - NO sharing! There is a large family/living room with a fireplace for comfy



evenings, curled up to watch a movie or just relax, plus a functional kitchen with plenty of storage and counter space. There is one bedroom on the third level with a 4 piece bathroom and another bedroom, and huge Rec room in the basement. This property is perfect for a growing family and is situated close to schools, and shopping. And if you want to leave the neighbourhood, it's a quick escape to the mountains via Crowchild Trail.

Built in 1983

Essential Information

MLS® #	A2152077
Price	\$619,000
Sold Price	\$598,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.18
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Up/Down
Status	Sold

Community Information

Address	319 Ranchview Mews Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M8

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, European Washer/Dryer Combination, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, See Remarks, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	November 18th, 2024
Days on Market	117
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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