

# \$624,900 - 216 Ranchview Mews Nw, Calgary

MLS® #A2162683

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

PRIDE OF OWNERSHIP SHINES THROUGH + A PRIVATE, TREED SOUTHEAST-FACING BACKYARD! Welcome to this spectacular 4-level split home offering 2,342 sq. ft. of functional living space, nestled in the family-friendly community of Ranchlands! From the moment you step inside, you'll notice the large, bright bay windows that flood the formal living and dining rooms with natural light. The kitchen boasts ample cabinetry, generous counter space, a pantry, stainless steel appliances, and a cozy breakfast nook with direct access to your private backyard, complete with a brick patio—perfect for outdoor dining and relaxation. The lower level offers an inviting family room featuring a wood-burning fireplace, a convenient 2-piece bathroom, a dedicated laundry area, and a handy side entrance. Upstairs, the spacious primary bedroom offers a large walk-in closet and a 4-piece ensuite. Two additional bedrooms and a second 4-piece bathroom complete the upper floor. The fully finished basement provides even more living space, with a large rec room, a den/office, and plenty of storage. During the warmer months, the backyard serves as an extension of the home with a sprawling patio surrounded by mature spruce and apple trees—a serene retreat for entertaining or unwinding with friends and family. Additional features include fresh paint throughout, new front bedroom windows, new carpeting, new blinds, and a double attached garage. Conveniently located close to



shopping, public transportation, parks, schools, and major roads, this home offers incredible value. Book your private viewing today! The pride of ownership and attention to detail in this home must be seen to be fully appreciated!

Built in 1979

### Essential Information

MLS® #	A2162683
Price	\$624,900
Sold Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	216 Ranchview Mews Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Paved

### Interior

Interior Features	No Animal Home, No Smoking Home, Breakfast Bar, Built-in Features,
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Vinyl Windows, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove, Garage Control(s), Range Hood

Heating Natural Gas, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard, Rain Gutters

Lot Description Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Native Plants, Private, Street Lighting, Treed, Yard Drainage

Roof Asphalt Shingle

Construction Brick, Mixed, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed September 5th, 2024

Date Sold October 27th, 2024

Days on Market 52

Zoning R-C1

HOA Fees 0.00

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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