

\$569,096 - 544 Ranchview Court Nw, Calgary

MLS® #A2167031

\$569,096

4 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

Welcome to this delightful detached bungalow, ideally situated on a generous lot in a peaceful cul-de-sac in the highly sought-after community of Ranchlands. This inviting home features 3 good-sized bedrooms on the main floor with a full bathroom. The primary bedroom includes a private half bath ensuite and a walk-in closet. The spacious living room is perfect for relaxation, with a cozy wood-burning fireplace and built-in bookcase adding character and warmth. The kitchen has been updated and features soft close doors and drawers. The open concept of the kitchen and dining area offer an ideal space for family gatherings or entertaining guests.

The fully developed basement expands your living space with an additional bedroom, a second full bathroom, and a versatile open area that can be used for recreation, a home office, or both. The laundry room includes a newer hot water tank and high-efficiency furnace, while an adjacent large storage room/workshop is perfect for hobbyists and additional storage needs.

Step outside to enjoy the low-maintenance composite deck, surrounded by mature trees and beautiful flower beds, offering a peaceful and private outdoor retreat. There is a second small well-shaded composite deck at the front of the house. The property also includes a single attached garage, a shed and benefits from a zero lot line layout, maximizing the use



of the expansive yard. The exterior siding is made up of premium concrete siding, offering exceptional durability and peace of mind during harsh weather conditions. Located in a family-friendly neighbourhood, this home is just steps away from Ranchlands Community Park with its tennis courts and playgrounds. You'll also be within walking distance of St. Rita School, Ranchlands School, and the Ranchlands Community Association. Close proximity to restaurants, convenience stores, a church, and a mosque ensures that both tranquility and comfort are at your doorstep.

Don't miss out on the opportunity to make this beautiful home in an exceptional community yours! Call your favourite realtor to book a showing.

Built in 1979

Essential Information

MLS® #	A2167031
Price	\$569,096
Sold Price	\$555,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	544 Ranchview Court Nw
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Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R6

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached, Asphalt

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Irregular Lot, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 5th, 2024
Days on Market	16
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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