



GRASSROOTS
REALTY GROUP

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544 Ranchview Court NW
Calgary, Alberta

MLS # A2223179



\$599,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,174 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Faces Front, Oversized, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage | | |

Inclusions: Vacuum System, attachments, garage remote, (2) Refrigerators, (2) Stoves, All Window Coverings, Shed

Nestled on a generous lot in a peaceful cul-de-sac, this beautifully updated bungalow in the sought-after community of Ranchlands offers a perfect blend of comfort and convenience. With its prime location near parks, schools, and shopping, this home is ideal for families, a couple downsizing, investors, or those seeking a multi-generational living arrangement. Step inside to discover a bright and inviting living space featuring a cozy wood-burning fireplace with a built-in bookcase, adding warmth and character. The newly installed vinyl laminate flooring flows seamlessly throughout the main level, complementing the fresh paint and modern updates. The kitchen boasts stylish soft-close cabinetry, while the adjacent dining area offers a welcoming space for meals and gatherings. This level includes three generously sized bedrooms, including a primary suite with a walk-in closet and private half-bath. A 4 pc bathroom completes the main floor. The spacious lower level provides excellent versatility with a fourth bedroom, a full bathroom, and an expansive open-concept area perfect for recreation, den, entertainment, or the potential to add 3 bedrooms if desired. The potential second kitchen and separate entrance make this level ideal for rental potential, a B&B, or accommodating extended family. The laundry room is equipped with a sink, newer hot water tank, and a high-efficiency furnace, along with a large storage/workshop area and NO Poly-B in the home. Enjoy a low-maintenance outdoor space with a composite deck surrounded by mature trees, a newly painted fence, and a peaceful, private backyard—ideal for relaxation or pets. The property also features an oversized single attached garage, a wide driveway for two additional vehicles, and a convenient storage shed. Located within walking distance of Ranchlands Community Park, schools, and

community amenities, this home offers easy access to Crowfoot Mall, the C-Train, restaurants, and places of worship. With numerous updates, including LED lighting, a new garage door and motor, and fresh exterior paint, this move-in-ready home is a fantastic opportunity. Don't miss your chance to own this charming bungalow in a prime location—schedule your viewing today!