



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**524 Ranchview Court NW**  
**Calgary, Alberta**

**MLS # A2225394**



**\$575,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Dishwasher, Electric Stove, 1 Garage Control(s), Gas Stove, 2 Microwave Hood Fan, 2 Refrigerator, Window Coverings, Electric Fireplace, 2 washer/Dryer, shed

Unlock Opportunity in Ranchlands: A Fully Renovated Turn-Key Bungalow with Legal Suites! Imagine the possibilities! This isn't just a house; it's a strategic investment, a perfect first home, or an ideal setup for students seeking proximity to the University. Nestled on a quiet cul-de-sac in desirable Ranchlands, this bungalow offers a unique chance to live up, rent down, or simply enjoy a fully upgraded, move-in-ready property. Step inside and discover the meticulous quality of a top-to-bottom renovation. Everything here is new, ensuring your utmost comfort from day one. The bright and inviting main floor boasts three bedrooms, a convenient two-piece ensuite, a spacious living area, and a brand-new kitchen with an eating area. Sliding doors lead directly to your new deck, perfect for enjoying sunny mornings or evening barbecues. The lower level is a true gem: a completely self-contained, large one-bedroom legal suite with its own separate entrance. Flooded with natural light from generous windows, this suite offers a full kitchen and bathroom &ndash; an incredible income generator or an ideal space for extended family. No detail has been overlooked in this renovation. You'll find a new roof, new bathrooms, new fencing, a stylish two-tone kitchen, gleaming hardwood floors, elegant tiles, granite countertops, and new windows throughout. It's truly a turn-key home you'll appreciate and enjoy for years to come. The location can't be beat. You're just moments from Crowfoot Centre, the LRT, excellent schools, and a variety of shopping options. This is more than a house; it's a smart move. Come see for yourself &ndash; the pictures and tour speak volumes!