



**GRASSROOTS**  
REALTY GROUP

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**539 Ranchview Place NW**  
**Calgary, Alberta**

**MLS # A2233712**



**\$624,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Kitchen Island, Open Floorplan		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, microwave hood fan, garage door opener with no controls, washer, dryer, freezer, Murphy bed, storage shed

This FANTASTIC home in sought-after Ranchlands is located on a large CORNER lot! Complete with a FENCED yard and an OVERSIZED HEATED DOUBLE ATTACHED GARAGE with 240V and RV parking. The large CORNER lot offers plenty of parking. Freshly painted throughout with NEW CARPET and VINYL PLANK upstairs. The main floor features an OPEN LAYOUT and lots of WINDOWS allowing for plenty of NATURAL LIGHT to flow through. The SPACIOUS KITCHEN comes with STAINLESS STEEL APPLIANCES, an ISLAND, and plenty of CABINETS with SOFT-CLOSE mechanisms, ample COUNTER SPACE, and an ADJACENT DINING AREA. PATIO DOORS lead to your DECK and MASSIVE BACKYARD. The LARGE LIVING ROOM will accommodate plenty of furniture. There is also a MAIN FLOOR BATHROOM. Upstairs, there are 3 BEDROOMS including a LARGE PRIMARY and a FULL BATHROOM. The BASEMENT is FINISHED with a LARGE LIVING ROOM, an ADDITIONAL BEDROOM/DEN, and AMPLE STORAGE. NEW ROOF in 2023 and HOT WATER TANK in 2021. Excellent location on a QUIET STREET close to PARKS, SCHOOLS, SHOPPING, and with EASY ACCESS to major ROADWAYS.