



GRASSROOTS
REALTY GROUP

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741 Ranchview Circle NW
Calgary, Alberta

MLS # A2241159



\$569,500

Division:	Ranchlands		
Type:	Residential/House		
Style:	3 Level Split		
Size:	893 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome to This Beautifully Upgraded Home with HIGH CIELINGS and a SEPARATE ENTRY! This charming and spacious home offers 3 bedrooms, 2 bathrooms, an ATTACHED GARAGE, and a wide range of recent upgrades that make it move-in ready which include: Fully renovated bathrooms with new vanities, toilets, and flooring (2025), New vinyl flooring plus new underlay in the living room and new vinyl in the kitchen(2023), New windows and sliding doors to the balcony (2023), Fresh paint throughout (2023), New dishwasher (2023), New carpet in all 3 bedrooms and basement (2023), Furnace replaced in 2008, Step into the bright and airy living room, featuring high ceilings, large windows that fills the space with natural light, and a beautifully appointed gas fireplace is perfect for cozy evenings. The functional layout includes a generous dining area with sliding doors that open to a lovely balcony, ideal for morning coffee or summer BBQs. The kitchen is bright and functional, connected to the dining space. The upper level offers two spacious bedrooms, both includes a king-size bed. The fully developed basement includes a third bedroom (currently used as a guest room and office), a large family room, a 2-piece bathroom, and a furnace/laundry room with ample storage. There's even a handy laundry chute from the upper level is adding a fun and functional touch! Recent Additional features include plenty of closet space, an extra-wide single garage, and a large landscaped backyard with a mature tree. There's back alley access with paved asphalt, a fully fenced yard, and the potential to build a double detached garage or create a suite in the basement, Located on a quiet street. This home is within walking distance to schools, parks, shopping centers, restaurants, 7/11, banks, and all other essential amenities. Don't miss out on this fantastic opportunity to own a

beautiful family home in a prime location!