



**GRASSROOTS**  
REALTY GROUP

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**215 Ranchview Court NW**  
**Calgary, Alberta**

**MLS # A2241597**



**\$620,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ranchlands  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,662 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Insula |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Pie Shaped Lot   |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Piano

This 4-bedroom, 3.5-bath two-storey home offers a solid foundation and plenty of potential for buyers looking to personalize a space. With 1,661.5 square feet above grade and a finished basement, there's ample room for a growing family or creative renovation ideas. The main floor features laminate hardwood flooring, a wood-burning fireplace with a striking stone surround, and large windows that fill the space with natural light. The galley-style kitchen has been refreshed with added cabinetry for extra storage, and a spacious living and dining area flows easily to the deck leading to the spacious yard. Upstairs, the raised primary bedroom includes a private three-piece ensuite, while two additional bedrooms share a full four-piece bath. The basement is finished with a large recreation area featuring 9-foot ceilings, big windows, a bedroom and a full bathroom—plus a generous storage area. Set on a large, private lot filled with mature spruce trees, the home offers a rare sense of space and seclusion. The double front doors add curb appeal, and the insulated double detached garage includes a drive-through RV door into the backyard—perfect for hobbyists or extra parking. Key updates include the roof (2020), furnace (2014), and kitchen cabinets. Well cared for over the years, this home is now ready for a new chapter. Whether you're a renovator, investor, or buyer with a vision, this is a fantastic opportunity to make it your own. Close to schools and shopping with easy access to Crowchild and Stoney Trail.