



GRASSROOTS
REALTY GROUP

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1024 Ranchview Road NW
Calgary, Alberta

MLS # A2250732



\$599,800

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	881 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Gravel Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this FULLY RENOVATED SPACIOUS semi-detached home with a fully permitted two bedroom LEGAL-SUITE (two bedroom) with SEPARATE LAUNDRY and SEPARATE ENTRANCE. As you drive up you will notice the newly poured LARGE CONCRETE DRIVEWAY and loads of spacing for your RV or boat. The rear of the house backs onto a street with parking, perfect for a tenant! Close to schools and playgrounds! Great for young families or an AMAZING INVESTMENT opportunity. Meticulously upgraded from top to bottom, showcasing NEW FLOORING, WINDOWS, EXTERIOR/INTERIOR DOORS, 2 NEW FURNACES with HOT WATER TANK, INTERIOR FINISHINGS, BATHROOMS and sleek contemporary lighting. The open-concept main level features a stylish kitchen equipped with NEW STAINLESS-STEEL appliances, a beautiful GAS STOVE with GRIDDLE seamlessly connecting to the bright living area with an electric FIREPLACE and dining area. Upstairs, two generously sized bedrooms and a beautifully updated three-piece bath provide comfortable family living. The lower levels offer two additional bedrooms with LARGE WINDOWS, another modern three-piece bath, and a spacious living area. This home needs nothing, as everything has been updated! Insulation has been added to the attic, plumbing lines to the basement, upper kitchen, exterior hose bibs are all new. The exterior has been painted! All NEW APPLIANCES (with the exception of the basement laundry). A fenced yard and private deck create an inviting space for relaxation or summer gatherings, all set within a landscaped setting. Situated near parks, playgrounds, tennis courts, schools, and shopping, this move-in-ready home promises the very best of Ranchlands living. Book your showing today.

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