



**GRASSROOTS**  
REALTY GROUP

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**941 Ranchview Crescent NW  
Calgary, Alberta**

**MLS # A2281352**



**\$559,999**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Hot tub and Pergola.

Welcome to this ideal family home located in the well-established and welcoming community of Ranchlands. Thoughtfully laid out for everyday living and entertaining, the sizeable main floor offers a well-appointed kitchen, a dedicated dining room, and a cozy living room centered around a charming wood-burning fireplace. A main floor bedroom provides the perfect space for guests, a home office, or flexible family needs. Upstairs, three comfortable bedrooms and two renovated bathrooms, create a functional and private space for family living. The lower level features an open floor plan, making it an excellent option for a media room, play area, or recreation space tailored to your lifestyle. Step outside to a large wraparound backyard designed for year-round enjoyment, complete with a deck, pergola, and hot tub, perfect for relaxing during Calgary's colder winter days. A single detached garage and driveway provide convenient parking and additional storage. Located close to parks, schools, shopping, and transit, this Ranchlands home offers space, warmth, and functionality in a mature, family-friendly neighborhood.