



1244 Ranchview Road NW
Calgary, Alberta

MLS # A2151340



\$685,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,463 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub - as is (working)

Open house is cancelled for sundayWelcome to this dream family home in sought after Ranchlands! Step into the backyard oasis that defines relaxation and privacy. This meticulously landscaped space backs onto a field and walking paths! It also boasts a exposed concrete patio with overhead lighting, a large Shed used for an office or storage, a large Hot tub and wonderful space for fires with friends! The main entrance you are greeted by soaring VAULTED CEILINGS, and a wonderful living room! The main floor is an entertainer's dream with an open concept layout, flooded with natural light from expansive windows. The kitchen has been completed and tastefully redone with Quartz countertops, all new Stainless steel appliances, RO water, custom backsplash and custom cabinets. Right next is the open dining room that will fit a large table for entertaining. Next to that is the warm and inviting family room boating a WOOD burning fireplace that looks onto the backyard and field behind. Upstairs, retreat to the ENORMOUS MASTER SUITE featuring a walk-in closet and a beautifully updated 3-piece ensuite. A 2nd and 3rd bedroom and an additional 4-piece bathroom complete this level. The fully finished basement offers high ceilings, new carpet, and a additional large bedroom and full bathroom. Located in Ranchlands this home offers not just a residence, but a lifestyle. With its blend of outdoor beauty, modern amenities, and thoughtful design, this property is ready for you to move in and start making memories. Don't miss out on the opportunity to call this exceptional property your own