



**319 Ranchview Mews NW
Calgary, Alberta**

MLS # A2152077



\$630,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split, Up/Down		
Size:	1,378 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: 2nd Fridge, 2nd Stove, and Dishwasher

Tucked away in a quiet cul-de-sac is this trendy 4 level split, boasting over 2500 sq ft of living space, situated on a MASSIVE Pie lot, with an illegal suite in the two lower levels. A perfect situation to live up, rent down, or an independent space for your grown kids while they attend university. The main living space is bright with all the necessities of a comfortable living, with easy to care for laminate floors and large windows to let in all that wonderful sunlight. The living room is spacious and has a nice wood burning fireplace not only as a focal point for the room, but to keep you toasty warm on our cold blustery winter nights. The eat-in kitchen has a ton of cabinet and lots of counter space for preparing your family meals. And the combination washer/dryer unit is conveniently located at the end of the counters. Patio doors lead out to the back yard, and with a bit of TLC, this yard would be perfect for Family and friends BBQ's and for the kids to run and play to their hearts content. The private dining room leads into the kitchen for ease of entertaining. Upstairs, the primary bedroom boast a 3 piece ensuite, almost unheard of in these older neighbourhoods. This level also has two really spacious bedrooms and a 4 piece bath. The lower illegal suite has its own private walk-up entrance and includes a fridge, stove and dishwasher, plus it's own washer and dryer - NO sharing! There is a large family/living room with a fireplace for comfy evenings, curled up to watch a movie or just relax, plus a functional kitchen with plenty of storage and counter space. There is one bedroom on the third level with a 4 piece bathroom and another bedroom, and huge Rec room in the basement. This property is perfect for a growing family and is situated close to schools, and shopping. And if you want to leave the neighbourhood, it's a quick escape to the mountains via

Crowchild Trail.