



**127 Ranchview Mews NW
Calgary, Alberta**

MLS # A2196419



\$729,900

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|------------------|--|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,343 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Gazebo, Landscaped, Many Trees, Pie Shaped Lot | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Cedar | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters | | |

Inclusions: N/A

Nestled in a quiet cul-de-sac, this 5-bedroom bi-level home in the desirable community of Ranchlands offers over 2,600 sq. ft. of developed living space, perfect for families and entertainers alike. The main floor boasts a bright, open-concept layout with pot lights and a cozy wood-burning fireplace. The stylish kitchen features black granite countertops, stainless steel appliances, and tile flooring, with patio doors leading to a spacious balcony—ideal for enjoying your morning coffee. This level includes three bedrooms, including a primary suite with a private 3-piece ensuite, plus an additional full bathroom for the other bedrooms. The fully developed walkout basement adds incredible versatility with two additional bedrooms, a large family/games room with a built-in bar, and a full bathroom. Enjoy direct access to the private backyard, which backs onto a scenic walking path, providing a peaceful outdoor retreat. Additional highlights include an attached double garage plus driveway parking and a prime location close to Crowfoot Shopping Centre, transit, parks, and an off-leash dog area. This is a rare opportunity to own a spacious home in a fantastic location! Book a private showing today!