



GRASSROOTS
REALTY GROUP

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544 Ranchview Court NW
Calgary, Alberta

MLS # A2211217



\$699,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Oversized, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage		

Inclusions: Vacuum System, attachments, garage remote

Nestled on a generous lot in a peaceful cul-de-sac, this beautifully updated bungalow in the sought-after community of Ranchlands offers a perfect blend of comfort and convenience. With its prime location near parks, schools, and shopping, this home is ideal for families, a couple downsizing, investors, or those seeking a multi-generational living arrangement. Step inside to discover a bright and inviting living space featuring a cozy wood-burning fireplace with a built-in bookcase, adding warmth and character. The newly installed vinyl laminate flooring flows seamlessly throughout the main level, complementing the fresh paint and modern updates. The kitchen boasts stylish soft-close cabinetry, while the adjacent dining area offers a welcoming space for meals and gatherings. This level includes three generously sized bedrooms, including a primary suite with a walk-in closet and private half-bath. A 4 pc bathroom completes the main floor. The spacious lower level provides excellent versatility with a fourth bedroom, a full bathroom, and an expansive open-concept area perfect for recreation, den, entertainment, or the potential to add 3 bedrooms if desired. The potential second kitchen and separate entrance make this level ideal for rental potential, a B&B, or accommodating extended family. The laundry room is equipped with a sink, newer hot water tank, and a high-efficiency furnace, along with a large storage/workshop area and NO Poly-B in the home. Enjoy a low-maintenance outdoor space with a composite deck surrounded by mature trees, a newly painted fence, and a peaceful, private backyard—ideal for relaxation or pets. The property also features an oversized single attached garage, a wide driveway for two additional vehicles, and a convenient storage shed. Located within walking distance of Ranchlands Community Park, schools, and

community amenities, this home offers easy access to Crowfoot Mall, the C-Train, restaurants, and places of worship. With numerous updates, including LED lighting, a new garage door and motor, and fresh exterior paint, this move-in-ready home is a fantastic opportunity. Don't miss your chance to own this charming bungalow in a prime location—schedule your viewing today!