

243 Ranchview Court NW
Calgary, Alberta

MLS # A2220817



\$599,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Drive Through, Driveway, Garage Door Opener, Garage F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Many		

Heating: High Efficiency, Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home, Skylight(s), Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Projector screen in basement

START THE CAR - This is the one you've been waiting for... A lovingly maintained home in an excellent location, for an affordable price! Situated in a QUIET CUL DE SAC with fantastic neighbours. Plenty of room for your whole family with over 1,900 sq ft of developed living space, 4 bedrooms and 2.5 bathrooms. The main level boasts a welcoming front foyer, comfortable living room and easy-to-clean laminate flooring. In the kitchen you will find maple cabinetry, a NEW FRIDGE & MICROWAVE HOOD FAN and a patio door that leads out to your covered deck and large backyard. Upstairs there is a spacious primary bedroom with 2-pc ensuite and two more well-sized bedrooms, that share a 4-pc bathroom. Fully finished basement offers a cozy rec room, 4th bedroom (window is not egress) and laundry room with pedestal washer & dryer and a handy sink. All the big ticket items have been taken care of for you - NEWER ROOF (2019), NEWER WINDOWS AND NEWER HIGH EFFICIENCY FURNACE! This property comes complete with a very private front yard, side yard and backyard. The mature trees allow for a secluded and serene setting. Multiple perennial plants to enjoy this summer, including tasty raspberry bushes in planters. There is a single detached DRIVE THROUGH GARAGE, perfect for storing and working on your boat/toys. Additional parking on the front driveway. Ranchlands is a family friendly community with great neighbours and many recreational opportunities. If you enjoy nature, there are 3 NATURAL, OFF-LEASH DOG PARKS with rolling hills and gorgeous views. Convenient access to schools, transit, major roadways, Crowfoot shopping plaza and the Rocky Mountains. This is a very special place to call home. Book a showing before it's too late! *Check out the 3D VIRTUAL TOUR & OPEN HOUSE ON SATURDAY MAY 17TH FROM

12:00-4:00PM!*