



THE
A-TEAM

**RE/MAX
FIRST**

343 RANCHVIEW Mews, Calgary T3G 1M8

MLS® #: **A2126297**

Area: **Ranchlands**

Listing Date: **04/25/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **5,683 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,121**
Low Sqft:
Ttl Sqft: **1,121**

DOM

24

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**
Int Feat: **Granite Counters, High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`9" x 8`6"
Living Room	Main	14`4" x 13`10"
Bedroom	Upper	9`0" x 9`11"
2pc Ensuite bath	Upper	4`7" x 5`3"
4pc Bathroom	Upper	4`11" x 10`10"
Bedroom	Lower	8`10" x 13`3"
Bedroom	Basement	10`6" x 9`6"

Room	Level	Dimensions
Kitchen	Main	15`11" x 12`2"
Bedroom	Upper	8`8" x 13`7"
Bedroom - Primary	Upper	10`11" x 13`9"
Walk-In Closet	Upper	6`0" x 5`2"
Family Room	Lower	18`5" x 17`2"
4pc Bathroom	Lower	9`0" x 6`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7711287

Remarks

Pub Rmks: **Welcome to this East facing, extensively renovated and upgraded 4 Level split with 4 beds and 2.5 baths plus den in the basement located in the heart of NW community of Ranchlands. Recent upgrades included new roof, siding, all new appliances, quarts counters , kitchen cabinets windows, flooring, Knockdown ceiling , paint , doors , trims, baseboards, bathroom tubs, vanities and new furnace etc. Situated on a quiet cul-de sac lot with ample parking and walking distance to schools, shopping and other amenities. this home needs to be seen in person to be appreciated.**

Inclusions: **none**
Property Listed By: **Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





