



973 RANCHVIEW Crescent, Calgary T3G 1A4

MLS®#: **A2135461** Area: **Ranchlands** Listing Date: **08/21/24** List Price: **\$560,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **5,823 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,377**
 Low Sqft:
 Ttl Sqft: **1,377**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **5 Level Split**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Garden,Landscaped,Street Lighting,Private,Sloped Up,Treed**
 Park Feat: **Concrete Driveway,Front Drive,Off Street,Oversized,Parking Pad,RV Gated,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Humidifier,Refrigerator,Washer**
 Int Feat: **Central Vacuum,Closet Organizers,Laminate Counters,No Smoking Home,Storage,Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 9`7"	Dining Room	Main	10`0" x 11`11"
Living Room	Second	17`3" x 11`0"	Bedroom	Second	9`11" x 9`7"
Bedroom	Second	9`11" x 9`3"	Bedroom - Primary	Third	15`1" x 12`0"
Game Room	Lower	16`1" x 11`4"	4pc Bathroom	Third	6`11" x 12`6"
2pc Bathroom	Main	3`4" x 7`1"	2pc Ensuite bath	Third	5`4" x 4`6"
Hobby Room	Lower	13`8" x 5`8"	Laundry	Lower	12`10" x 9`3"
Porch - Enclosed	Second	8`4" x 4`1"			

Title:	Zoning:
Fee Simple	R-C1N
Legal Desc:	7611006

Remarks

Pub Rmks:	<p>This cozy 5 level split is literally a hidden gem in family friendly Ranchlands. Tucked in behind another property is a private gardeners paradise. Although it's a bit unusual, the design of this home offers not only an oversized single garage with a driveway but another longer driveway with room for two more vehicles. A large gate opens to a continuation of this driveway and provides extra secure space for an RV or boat. The front door of the home is located down the driveway and around back. Inside you will be greeted by a bright little kitchen which leads to an open concept Dining Room. A few steps up is the big sunny Living Room with a gas fireplace and enclosed patio space (with venting) and a good sized private deck. Three bay windows allow for lots of natural light to flood into the living spaces. A 2 piece guest bath completes these two levels. Up a few more stairs are two good sized bedrooms and a full bathroom. And another few steps lead to the primary bedroom with its own 2 piece ensuite and lovely quiet deck. Downstairs is a bonus space that could make an excellent office or games room. The lowest level has the laundry area with sink, a craft/workshop space, storage and a cold room. The yard is completely fenced and features a stunning terraced green space with garden boxes (some already planted) and mature trees. With updating this property will be a great family home.</p>
Inclusions:	garden shed
Property Listed By:	Real Estate Professionals Inc.

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