

343 RANCHVIEW Mews, Calgary T3G 1M8

MLS®#: A2151385 Ranchlands Listing 07/20/24 List Price: **\$589,900** Area:

Status: Active County: Calgary Change: -\$10k, 07-Sep Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Year Built: 1978

Lot Information Lot Sz Ar: Lot Shape:

Finished Floor Area Abv Saft: 1,121

Low Sqft:

Ttl Sqft: 1,121 5,683 sqft

Parking

DOM

<u>Layout</u>

Beds:

Baths:

Style:

58

Ttl Park: 2

5 (3 2)

2.5 (2 1)

4 Level Split

Garage Sz:

Access:

Interior Lot Lot Feat: Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Granite Counters, Kitchen Island

Heating: Forced Air Sewer:

Ext Feat:

Private Yard

Vinyl Siding

Flooring: Vinyl

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Refrigerator

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room CombinationMain		14`4" x 13`10"	Dining Room	Main	8`9" x 8`6"
Bedroom	Upper	9`0" x 9`11"	Bedroom	Upper	8`8" x 13`7"
Bedroom - Primary	Upper	10`11" x 13`9"	Walk-In Closet	Upper	6`0" x 5`2"
Kitchen	Upper	15`11" x 12`2"	2pc Ensuite bath	Upper	4`7" x 5`3"
4pc Bathroom	Upper	4`11" x 10`10"	4pc Bathroom	Basement	9`0" x 6`8"
Family Room	Basement	18`5" x 17`2"	Bedroom	Basement	8`10" x 13`3"
Bedroom	Basement	10`6" x 9`6"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **7711287**

Remarks

Pub Rmks:

Welcome to this East facing, extensively renovated and upgraded 4 Level split with 4 bedrooms and 2.5 baths plus den in the basement located in the heart of NW community of Ranchlands. Recent upgrades included new roof shingles, siding, all new appliances, quartz 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: nor

Property Listed By: Diamond Realty & Associates LTD.

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