

319 RANCHVIEW Mews, Calgary T3G 1M8

MLS®#:	A2152077	Area:	Ranchlands	Listing Date:	07/24/24		List Price:	\$630,000			
Status:	Pending	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:		Residentia Detached Calgary 1983 7,782 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,378 1,378	DOM 54 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (3 2) 3.0 (3 0) 4 Level Split,Up/Down 6 2
- share the fact that the second s				Lot Feat: Cul-De-Sac,Landscaped,Pie Shaped Lot,See Remarks Park Feat: Double Garage Detached							

Utilities and Features

Roof: Heating: Sewer:	Heating: Forced Air, Natural Gas			Construction: Brick,Vinyl Siding,Wood Frame Flooring:				
Ext Feat:	Ext Feat: Other			Laminate, Linoleum				
				Water Source:				
				Fnd/Bsmt: Poured Concrete				
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Electric Co See Remarks,Separate Entra	· •		arage Control(s),Microwave Hoc	d Fan,Refrigerator,Washer		
			Room					
<u>Room</u>		Level	Dimensions	Room	Level	<u>Dimensions</u>		
Living Room		Main	21`8" x 17`4"	Dining Room	Main	12`0" x 8`10"		
Kitchen		Main	19`1" x 12`0"	Bedroom - Primary	Second	15`4" x 11`3"		
3pc Ensuite ba	ath	Second	6`4" x 5`0"	Bedroom	Second	13`8" x 9`9"		
Bedroom		Second	13`8" x 9`0"	4pc Bathroom	Second	7`2" x 6`4"		
Family Room		Lower	16`11" x 11`10"	Kitchen With Eating Area	Lower	11`8" x 8`2"		
Bedroom		Lower	12`10" x 10`0"	3pc Bathroom	Lower	9`1" x 6`3"		
Game Room		Basement	18`9" x 16`3"	Bedroom	Basement	19`8" x 10`7"		

Laundry	Basement	10`7" x 10`3"	Furnace/Utility Room Legal/Tax/Financial	Basement	6`9" x 6`1"				
Title: Fee Simple Legal Desc:	7711287	Zoning: R-C1	Remarks						
Pub Rmks: Inclusions: Property Listed By:	lower levels. A perfect all the necessities of a and has a nice wood bu a ton of cabinet and lot counters. Patio doors le their hearts content. Th of in these older neight and includes a fridge, s curled up to watch a m bathroom and another And if you want to leave	Tucked away in a quiet cul-de-sac is this trendy 4 level split, boasting over 2500 sq ft of living space, situated on a MASSIVE Pie lot, with an illegal suite in the two lower levels. A perfect situation to live up, rent down, or an independent space for your grown kids while they attend university. The main living space is bright with all the necessities of a comfortable living, with easy to care for laminate floors and large windows to let in all that wonderful sunlight. The living room is spacious and has a nice wood burning fireplace not only as a focal point for the room, but to keep you toasty warm on our cold blustery winter nights. The eat-in kitchen has a ton of cabinet and lots of counter space for preparing your family meals. And the combination washer/dryer unit is conveniently located at the end of the counters. Patio doors lead out to the back yard, and with a bit of TLC, this yard would be perfect for Family and friends BBQ's and for the kids to run and play to their hearts content. The private dining room leads into the kitchen for ease of entertaining. Upstairs, the primary bedroom boast a 3 piece ensuite, almost unheard of in these older neighbourhoods. This level also has two really spacious bedrooms and a 4 piece bath. The lower illegal suite has its own private walk-up entrance and includes a fridge, stove and dishwasher, plus it's own washer and dryer - NO sharing! There is a large family/living room with a fireplace for comfy evenings, curled up to watch a movie or just relax, plus a functional kitchen with plenty of storage and counter space. There is one bedroom on the third level with a 4 piece bathroom and another bedroom, and huge Rec room in the basement. This property is perfect for a growing family and is situated close to schools, and shopping. And if you want to leave the neighbourhood, it's a quick escape to the mountains via Crowchild Trail. 2nd Fridge, 2nd Stove, and Dishwasher							

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