



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1983**  
Lot Information  
 Lot Sz Ar: **7,782 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks**  
 Park Feat: **Double Garage Detached**

DOM

**54**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split, Up/Down**  
Parking  
 Ttl Park: **6**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Laminate, Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Electric Stove, European Washer/Dryer Combination, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **See Remarks, Separate Entrance, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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 bath	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"

