



THE
A-TEAM

**RE/MAX
FIRST**

127 RANCHVIEW Mews, Calgary T3G 1M6

MLS®#: **A2152157**

Area: **Ranchlands**

Listing Date: **07/23/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 25-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **6,404 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,343**
Low Sqft:
Ttl Sqft: **1,343**

DOM

55
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Gazebo,Landscaped,Many Trees,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction:
Cedar
Flooring:
Carpet,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Basement	10`1" x 13`2"
Bedroom	Main	8`9" x 14`9"
4pc Ensuite bath	Main	8`0" x 6`5"
Living Room	Main	20`2" x 15`8"
Kitchen	Main	10`5" x 11`1"
Family Room	Basement	16`7" x 26`4"
3pc Bathroom	Basement	5`10" x 9`5"

Room	Level	Dimensions
Bedroom - Primary	Main	12`6" x 12`1"
Bedroom	Main	9`0" x 10`8"
3pc Bathroom	Main	7`7" x 4`8"
Dining Room	Main	9`3" x 11`7"
Breakfast Nook	Main	6`5" x 11`7"
Kitchenette	Basement	6`6" x 13`2"
Bedroom	Basement	10`8" x 13`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

7711287

R-C1

Remarks

Pub Rmks:

Amazing location & on a quiet cul de sac in the desirable area of Ranchland Estates with over 2600 sqft of living space. This beautiful 5-bedroom home has a fully developed walk-out basement that leads to a wonderful private deck and walking pathway to the park. The main floor provides a bright & open living room and a rare wood-burning fireplace next to the formal dining room. The kitchen has beautifully black granite countertops, stainless steel appliances, tile floors & patio doors to a balcony with a city view. Three bedrooms on this floor, with the primary bedroom having its 3pc ensuite with quartz countertop. The basement level has 2 bedrooms and a large games/family room area with a bar and provides walk-out access to the private backyard that backs onto a walking path. The first thing you notice pulling up to the house is a large double-front attached garage with lots of room for two cars & storage. This home's location is perfect, close to Crowfoot shopping center, transit routes, walking distance to a nature park, and a great off-leash dog area.

Inclusions:

NA

Property Listed By:

KIC Realty

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









