



THE
A-TEAM

**RE/MAX
FIRST**

216 RANCHVIEW Mews, Calgary T3G 1M7

MLS®#: **A2162683**

Area: **Ranchlands**

Listing Date: **09/05/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,952 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,702**
Low Sqft:
Ttl Sqft: **1,702**

DOM

14

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Native Plants,Yard Drainage,Private,Treed**

Park Feat:

Double Garage Attached,Garage Door Opener,Paved

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Brick,Mixed,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,No Animal Home,No Smoking Home,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	8`6" x 10`3"	Dining Room	Main	11`10" x 9`2"
Kitchen	Main	10`0" x 11`10"	Living Room	Main	11`10" x 17`2"
4pc Bathroom	Upper	5`0" x 8`0"	4pc Ensuite bath	Upper	5`0" x 7`3"
Bedroom	Upper	9`0" x 13`2"	Bedroom	Upper	8`11" x 11`8"
Bedroom	Upper	13`1" x 14`10"	2pc Bathroom	Lower	6`5" x 3`4"
Family Room	Lower	18`0" x 10`6"	Laundry	Lower	4`11" x 6`10"
Bedroom	Basement	10`5" x 9`2"	Game Room	Basement	17`4" x 25`3"

Furnace/Utility Room

Basement

8`0" x 7`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

7711287

Remarks

Pub Rmks:

PRIDE OF OWNERSHIP SHINES THROUGH + A PRIVATE, TREED SOUTHEAST-FACING BACKYARD! Welcome to this spectacular 4-level split home offering 2,342 sq. ft. of functional living space, nestled in the family-friendly community of Ranchlands! From the moment you step inside, you'll notice the large, bright bay windows that flood the formal living and dining rooms with natural light. The kitchen boasts ample cabinetry, generous counter space, a pantry, stainless steel appliances, and a cozy breakfast nook with direct access to your private backyard, complete with a brick patio—perfect for outdoor dining and relaxation. The lower level offers an inviting family room featuring a wood-burning fireplace, a convenient 2-piece bathroom, a dedicated laundry area, and a handy side entrance. Upstairs, the spacious primary bedroom offers a large walk-in closet and a 4-piece ensuite. Two additional bedrooms and a second 4-piece bathroom complete the upper floor. The fully finished basement provides even more living space, with a large rec room, a den/office, and plenty of storage. During the warmer months, the backyard serves as an extension of the home with a sprawling patio surrounded by mature spruce and apple trees—a serene retreat for entertaining or unwinding with friends and family. Additional features include fresh paint throughout, new front bedroom windows, new carpeting, new blinds, and a double attached garage. Conveniently located close to shopping, public transportation, parks, schools, and major roads, this home offers incredible value. Book your private viewing today! The pride of ownership and attention to detail in this home must be seen to be fully appreciated!

Inclusions:

Property Listed By:

N/A

Century 21 Bamber Realty LTD.

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







