

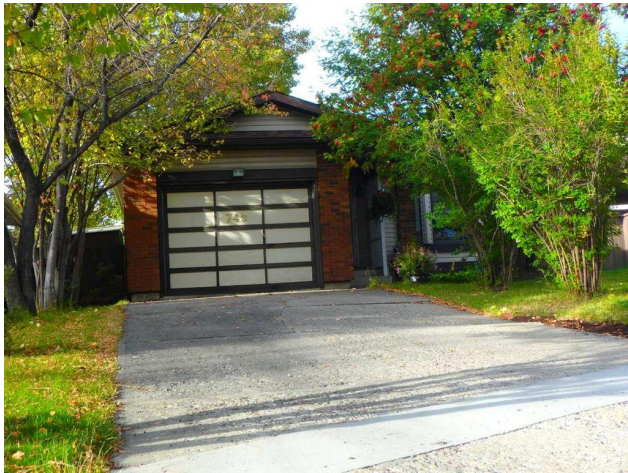


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**749 RANCHVIEW Circle, Calgary T3G 1A9**

MLS®#: **A2173782**      Area: **Ranchlands**      Listing Date: **10/17/24**      List Price: **\$535,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **4,994 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **995**  
 Low Sqft:  
 Ttl Sqft: **995**

DOM

**36**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Many Trees,Paved,Private,Treed,Zero Lot Line**  
 Park Feat: **Off Street,Parking Pad,RV Access/Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Make-up Air,Mid Efficiency,Fireplace(s),Forced Air,Humidity Control,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**  
 Flooring: **Cork,Linoleum,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Crown Molding,Laminate Counters,Low Flow Plumbing Fixtures,No Smoking Home,See Remarks,Separate Entrance,Soaking Tub,Storage,Suspended Ceiling**

Utilities:

Room Information

| Room                     | Level           | Dimensions           | Room               | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|--------------------|-----------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>     | <b>19`0" x 9`0"</b>  | <b>Living Room</b> | <b>Main</b>     | <b>11`0" x 17`0"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>13`9" x 11`0"</b> | <b>Bedroom</b>     | <b>Main</b>     | <b>9`0" x 10`8"</b>  |
| <b>Bedroom</b>           | <b>Basement</b> | <b>12`5" x 17`9"</b> | <b>Laundry</b>     | <b>Basement</b> | <b>10`1" x 11`1"</b> |
| <b>Family Room</b>       | <b>Basement</b> | <b>16`1" x 12`9"</b> | <b>Kitchen</b>     | <b>Basement</b> | <b>9`6" x 9`6"</b>   |

2pc Ensuite bath  
3pc Ensuite bath

Main  
Basement

0`0" x 0`0"  
0`0" x 0`0"

4pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7611012**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Immaculate home in a quiet area of Ranchlands, surrounded by beautiful mature trees and located close to the elementary school. This well maintained bungalow has updated shingles and partially paved RV parking with rear access. A bright kitchen dining area, cork floors throughout, and an updated main bath, make this a warm and inviting home. The Master bedroom contains 2 large closets, an ensuite half bath and patio doors that lead to a small private deck. The basement illegal suite with separate entrance contains a kitchen, living room and bedroom with ensuite shower. Single care attached garage has built in shelves for ample storage space.**

Inclusions:  
Property Listed By:

**Kitchen Wall unit  
Easy List Realty**

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

