



THE
A-TEAM

**RE/MAX
FIRST**

770 RANCHVIEW Circle, Calgary T3G1B3

MLS®#: **A2182126** Area: **Ranchlands** Listing Date: **12/05/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1978** Abv Sqft: **1,208**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,944 sqft** Ttl Sqft: **1,208**
 Lot Shape:

DOM

16
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (2 2)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Private**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`2" x 17`8"	Bedroom	Upper	11`0" x 9`5"
Bedroom	Upper	7`7" x 10`4"	2pc Ensuite bath	Upper	4`11" x 6`0"
4pc Bathroom	Upper	5`0" x 9`4"	Living Room	Main	14`1" x 19`6"
Kitchen	Main	9`5" x 10`6"	Dining Room	Main	11`0" x 8`6"
Eat in Kitchen	Lower	12`9" x 9`5"	Family Room	Lower	12`8" x 10`0"
2pc Ensuite bath	Lower	4`6" x 5`9"	Bedroom	Lower	11`7" x 17`2"
Bedroom	Basement	13`2" x 8`10"	Bedroom	Basement	9`0" x 14`5"

3pc Bathroom

Basement

5`0" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611012

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this expansive four-level split, situated on a quiet street in a sought-after Northwest community of Ranchlands. Offering over 2,200 square feet of thoughtfully developed living space, this versatile home features 6 bedrooms, 2 full bathrooms, and 2 half bathrooms, a perfect fit for growing families or multi-generational living. The main floor boasts a spacious vaulted ceiling living room with a cozy wood-burning fireplace, a bright dining room filled with natural light, and a charming kitchen area with updated quartz countertops, complemented by a convenient separate laundry area. Upper stairs, you will find a grand master bedroom with dual closets and a private ensuite for your comfort, along with two additional well-sized bedrooms and one full-size bathroom. Downstairs is another real gem. The entire basement has been beautifully renovated with new windows, and sound insulated. It offers incredible flexibility and privacy, with a separate entrance making it ideal for revenue generation or extended family. On the lower 3rd floor, it features a bright open concept layout with rough-ins for a potential second full kitchen and the fourth comfortable bedroom with a private 2-piece ensuite. Stepping down to the lower 4th floor, you are welcomed by two additional fabulous bedrooms, a stylish, modern full bathroom, and a multi-purpose storage/laundry/furnace room. The entire house has also been updated with energy-efficient LED lighting. A massive backyard with rear laneway access is another bonus. Two sides of the fence were brand new built, offering privacy for all-year-round outdoor activities. This residence is ideally nestled in a family-friendly neighborhood, just steps away from schools, parks, playgrounds, public transit, library, YMCA, and Crowfoot shopping center with a variety of dining, shopping, and recreational options! Don't miss this incredible opportunity - make this exceptional home yours today!**

Inclusions: **None**
Property Listed By: **Skyrock**

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









