



THE
A-TEAM

**RE/MAX
FIRST**

703 RANCHVIEW Circle, Calgary T3G 1A9

MLS® #: **A2182690**

Area: **Ranchlands**

Listing Date: **12/07/24**

List Price: **\$604,900**

Status: **Pending**

County: **Calgary**

Change: **+\$49k, 17-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **5,726 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Parking Pad,Paved**

Finished Floor Area

Abv Sqft: **1,045**
Low Sqft:
Ttl Sqft: **1,045**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 13`5"
Dining Room	Main	13`0" x 7`7"
2pc Ensuite bath	Main	5`1" x 4`2"
Bedroom	Main	9`1" x 8`10"
Bedroom	Basement	10`7" x 10`4"

Room	Level	Dimensions
Kitchen	Main	11`5" x 8`2"
Bedroom - Primary	Main	10`11" x 10`11"
Bedroom	Main	9`1" x 9`1"
4pc Bathroom	Main	7`7" x 4`11"
Den	Basement	9`11" x 8`2"

Family Room
Laundry
Furnace/Utility Room

Basement
Basement
Basement

13`10" x 11`11"
13`10" x 6`2"
8`0" x 6`4"

Game Room
3pc Bathroom

Basement
Basement

15`6" x 8`10"
10`7" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611012

Zoning:
R-CG

Remarks

Pub Rmks:

Now available in the sought after community of Ranchlands. This home is perfect of an investor or someone looking for an income property / Lot. Located in a quiet cul-de-sac, across the street from a park, this home is situated on LARGE corner lot. The home features 4 bedrooms and 3 bathrooms with a fully finished lower level. As you walk out the back you will find a large and quiet back yard to build a garage space with a ton of extra space. Location is prime, with a short few minute walk to Ranchlands community park, lots of schools and 2 min to Crowchild Trail and lots of shopping and amenities!! This home is ready for a new owner and will not last long. Book your private showing before it's gone!

Inclusions:
Property Listed By:

NA
Real Estate Professionals Inc.

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







