



**770 RANCHVIEW Circle, Calgary T3G1B3**

MLS®#: **A2199070** Area: **Ranchlands** Listing Date: **03/06/25** 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

**33**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.0 (2 2)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Tile,Vinyl**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 19`6"	Dining Room	Main	11`0" x 8`6"
Kitchen	Main	9`5" x 10`6"	Bedroom - Primary	Upper	12`2" x 17`8"
2pc Ensuite bath	Upper	4`11" x 6`0"	4pc Bathroom	Upper	5`0" x 9`4"
Bedroom	Upper	11`0" x 9`5"	Bedroom	Upper	7`7" x 10`4"
Eat in Kitchen	Lower	12`9" x 9`5"	Family Room	Lower	12`8" x 10`0"
2pc Bathroom	Lower	4`6" x 5`9"	Bedroom	Lower	11`7" x 17`2"
Bedroom	Basement	13`2" x 8`10"	3pc Bathroom	Basement	5`0" x 8`10"

**Bedroom**                      **Basement**                      **9`0" x 14`5"**                      Legal/Tax/Financial

Title:                                      Zoning:                                      **R-CG**  
**Fee Simple**  
Legal Desc:                      **7611012**

Remarks

Pub Rmks:                      **6 BEDS | 2+2 BATHS | SUITED | SEPARATE LAUNDRY | SEPARATE ENTRANCE | QUIET STREET** Welcome to this newly updated four-level split in Ranchlands community. Offering 2,400 sqft. of developed living space, this home features six bedrooms, two full bathrooms, and two half bathrooms—ideal for multi-generational living or a revenue opportunity. The main floor offers a vaulted-ceiling living room, a bright dining area, and a charming kitchen with quartz countertops. Upstairs has three bedrooms and a full bathroom, including a two-piece ensuite in one of the bedrooms. The lower levels are equipped with their own kitchen, laundry, and private entrance. This space also includes three additional bedrooms, a modern full bathroom, and a two-piece ensuite. Outside, the large backyard with a newly built fence and rear laneway access is perfect for year-round outdoor activities. Located in a family-friendly neighborhood, this home is steps from schools, playgrounds, a library, public transit, and Crowfoot Shopping Centre. Don't miss this 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**











