

# \$599,900 - 243 Ranchview Court Nw, Calgary

MLS® #A2220817

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

**START THE CAR** - This is the one you've been waiting for... A lovingly maintained home in an excellent location, for an affordable price! Situated in a **QUIET CUL DE SAC** with fantastic neighbours. Plenty of room for your whole family with over 1,900 sq ft of developed living space, 4 bedrooms and 2.5 bathrooms. The main level boasts a welcoming front foyer, comfortable living room and easy-to-clean laminate flooring. In the kitchen you will find maple cabinetry, a **NEW FRIDGE & MICROWAVE HOOD FAN** and a patio door that leads out to your covered deck and large backyard. Upstairs there is a spacious primary bedroom with 2-pc ensuite and two more well-sized bedrooms, that share a 4-pc bathroom. Fully finished basement offers a cozy rec room, 4th bedroom (window is not egress) and laundry room with pedestal washer & dryer and a handy sink. All the big ticket items have been taken care of for you - **NEWER ROOF (2019), NEWER WINDOWS AND NEWER HIGH EFFICIENCY FURNACE!** This property comes complete with a very private front yard, side yard and backyard. The mature trees allow for a secluded and serene setting. Multiple perennial plants to enjoy this summer, including tasty raspberry bushes in planters. There is a single detached **DRIVE THROUGH GARAGE**, perfect for storing and working on your boat/toys. Additional parking on the front driveway. Ranchlands is a family friendly community with great neighbours and many recreational opportunities. If you enjoy



nature, there are 3 NATURAL, OFF-LEASH DOG PARKS with rolling hills and gorgeous views. Convenient access to schools, transit, major roadways, Crowfoot shopping plaza and the Rocky Mountains. This is a very special place to call home. Book a showing before it's too late! \*Check out the 3D VIRTUAL TOUR & OPEN HOUSE ON SATURDAY MAY 17TH FROM 12:00-4:00PM!\*

Built in 1977

### Essential Information

MLS® #	A2220817
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	243 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A5

### Amenities

Parking Spaces	3
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Detached, Drive Through

# of Garages 1

### Interior

Interior Features Laminate Counters, No Smoking Home, Skylight(s), Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Many Trees, Private, Treed

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed May 13th, 2025

Days on Market 4

Zoning R-CG

### Listing Details

Listing Office MaxWell Capital Realty

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