

**1107 Ranchview Road NW
Calgary, Alberta**

MLS # A2254742



\$525,000

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,163 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Separate Entrance, Vinyl Windows, Wet Bar		

Inclusions: Shed

Welcome to your ideal FAMILY HOME on a QUIET, TREE-LINED STREET in established Ranchlands! This spacious BUNGALOW sits on a truly MASSIVE lot - 8,320 sq ft (773 m²;) - more than DOUBLE the average duplex lot in the area (335 m²;) . That means endless room for gardening, entertaining & plenty of space for kids & pets to play. WHAT MAKES THIS HOME SPECIAL: 3 BEDROOMS + 3 FULL BATHROOMS | Oversized 22x20 DOUBLE GARAGE plus extra-long FRONT driveway for plenty of parking | New TRIPLE-PANE windows | Spacious REAR DECK with a beautifully landscaped backyard, plus a charming FRONT DECK overlooking the gorgeous, manicured front yard | Lower level with separate entrance, rec room, WET BAR, craft room/office & FULL BATHROOM. RANCHLANDS LIFESTYLE: Ranchlands offers the perfect balance of lifestyle & value. A premier NW community, known for its mature trees, pride of ownership & welcoming, family-friendly atmosphere. It offers the perfect balance of suburban tranquility & urban convenience. This consistently sought-after neighbourhood puts everything you need right at your doorstep: Crowfoot LRT station & Crowfoot Crossing shops, dining & services | EASY ACCESS TO MAJOR ROUTES including Stoney, Crowchild, John Laurie & Sarcee | Quick drive to University of Calgary, SAIT, hospitals & downtown | Walking paths, parks, playgrounds & off-leash dog areas throughout the area. PLENTY OF SCHOOLS: W.O. Mitchell ~ K‐6 • H.D. Cartwright ~ 7‐9 • Robert Thirsk ~ 10‐12 • St. Rita ~ K‐6 • St. Ambrose ~ K‐9 • St. Francis ~ 10‐12 • Yufeng Chinese ~ K‐12. This home, set on a generous lot in a PRIME location, offers outstanding value for families seeking space,

comfort & community.