

**1247 Ranchview Road NW**  
**Calgary, Alberta**

**MLS # A2185684**



**\$689,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** Shelving in garage and storage room, All wall mounts, Vacu-flo with attachments.

RENOVATED KITCHEN | 3 BEDROOMS with LOFT | 2 FULL BATHROOMS | INVITING & SERENE BACK YARD | 23' x 23' x 23'; OVERSIZED ATTACHED GARAGE. This meticulously maintained and charming 4 level split is sure to impress; offering over 1,638 sq. ft. of well appointed living space. Upon entering, you'll be greeted by a spacious and welcoming layout. The main level features soaring vaulted ceilings, rich hardwood flooring and a stunning, stylish kitchen! The kitchen is a chef's delight, showcasing in-floor heated tile, stainless steel appliances, granite countertops, modern cabinetry and a generous breakfast island with an abundance of extra cabinetry for storage. Adjacent to the kitchen, the dining and living areas provide a bright and open space, complemented by extensive windows and access to a beautiful tiered deck; perfect for barbecues and outdoor entertaining. Exclusive to the upper level, you'll find a spacious loft featuring a cozy wood burning fireplace, custom built ins, three piece bathroom and a comfortable bedroom. The third level, completely above grade, boasts two bedrooms including a private primary retreat. This space features double closets, an adjoining five piece ensuite and a patio door that opens directly to the backyard. Notable updates include, some newer vinyl windows (2010), kitchen (2010), furnace (2017), shingles (2018) and front exterior door (2020). This home is ideally located near the Crowfoot Crossing Shopping Centre, which offers a variety of amenities, including grocery stores, diverse dining options and the popular Cineplex Odeon Crowfoot Crossing Cinema. The nearby Crowfoot Calgary Public Library and Melcor YMCA provide added convenience and with quick access to major routes like Crowchild Trail and John Laurie Blvd, this location is second to none.. A

truly exceptional home that you must experience firsthand!