

# \$699,000 - 544 Ranchview Court Nw, Calgary

MLS® #A2211217

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

\*\*\* OPEN HOUSE Sat 19 Apr 2025 2pm â€“ 4pm; Sun 20 Apr 2025 2pm â€“ 4pm \*\*\*

Nestled on a generous lot in a peaceful cul-de-sac, this beautifully updated bungalow in the sought-after community of Ranchlands offers a perfect blend of comfort and convenience. With its prime location near parks, schools, and shopping, this home is ideal for families, a couple downsizing, investors, or those seeking a multi-generational living arrangement. Step inside to discover a bright and inviting living space featuring a cozy wood-burning fireplace with a built-in bookcase, adding warmth and character. The newly installed vinyl laminate flooring flows seamlessly throughout the main level, complementing the fresh paint and modern updates. The kitchen boasts stylish soft-close cabinetry, while the adjacent dining area offers a welcoming space for meals and gatherings. This level includes three generously sized bedrooms, including a primary suite with a walk-in closet and private half-bath. A 4 pc bathroom completes the main floor. The spacious lower level provides excellent versatility with a fourth bedroom, a full bathroom, and an expansive open-concept area perfect for recreation, den, entertainment, or the potential to add 3 bedrooms if desired. The potential second kitchen and separate entrance make this level ideal for rental potential, a B&B, or accommodating extended family. The laundry room is equipped with a sink, newer hot water tank, and a



high-efficiency furnace, along with a large storage/workshop area and NO Poly-B in the home. Enjoy a low-maintenance outdoor space with a composite deck surrounded by mature trees, a newly painted fence, and a peaceful, private backyard—ideal for relaxation or pets. The property also features an oversized single attached garage, a wide driveway for two additional vehicles, and a convenient storage shed. Located within walking distance of Ranchlands Community Park, schools, and community amenities, this home offers easy access to Crowfoot Mall, the C-Train, restaurants, and places of worship. With numerous updates, including LED lighting, a new garage door and motor, and fresh exterior paint, this move-in-ready home is a fantastic opportunity. Don't miss your chance to own this charming bungalow in a prime location—schedule your viewing today!

Built in 1979

**Essential Information**

MLS® #	A2211217
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	544 Ranchview Court Nw
Subdivision	Ranchlands

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R6

### Amenities

Parking Spaces	2
Parking	Driveway, Garage Faces Front, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 14th, 2025
Days on Market	7
Zoning	R-CG

### Listing Details

Listing Office	Greater Property Group
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