



**GRASSROOTS**  
REALTY GROUP

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**1211 Ranchview Road NW**  
**Calgary, Alberta**

**MLS # A2312566**



**\$550,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands                       |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 4 Level Split                    |               |                   |
| <b>Size:</b>     | 1,274 sq.ft.                     | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, None               |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot |               |                   |

|                    |                                                                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s) |                   |      |

**Inclusions:** NA

Tucked away on a quiet corner lot in the established community of Ranchlands, this meticulously maintained 4-level split offers an inviting blend of space, functionality and a versatile layout designed to adapt beautifully to everyday living. Thoughtfully designed for both family life and entertaining, the bright main level features vaulted ceilings, rich hardwood flooring, large bay windows that flood the home with natural light, and an open-concept floor plan that creates an airy, welcoming atmosphere from the moment you arrive. The well-appointed kitchen offers abundant cabinetry, a large central island with breakfast bar, a sunny breakfast nook and a built-in workspace, flowing effortlessly into the spacious dining area and inviting living room anchored by a classic wood-burning brick fireplace. Upstairs, the generous primary bedroom overlooks the backyard and includes a private ensuite with walk-in shower, while two additional bedrooms provide comfortable accommodation for family, guests or a home office. The walk-out third level adds exceptional flexibility with a spacious family room, fourth bedroom, full bathroom and dedicated laundry room, creating a layout that naturally separates work, family time, entertaining and quiet relaxation. The lower level offers even more versatility with a generous undeveloped area that is ideal for a home gym, workshop or hobby space, along with exceptional storage including a spacious, well-lit crawl space that is clean, easily accessible and perfect for keeping seasonal items neatly organized. Outside, the west-facing backyard is a private retreat, complete with mature landscaping, newer fencing and multiple outdoor spaces to enjoy the afternoon and evening sunshine. The east-facing front deck provides the perfect spot to start the day with a morning coffee while enjoying the sunrise and birdsong. Pride of ownership is evident

throughout, with ongoing maintenance and thoughtful updates providing peace of mind for its next owners. Ideally located just minutes from Crowfoot Centre, excellent schools, parks, green spaces, off-leash areas, transit, Crowchild Trail and Stoney Trail, this is a home that offers the perfect balance of everyday convenience and a welcoming community lifestyle in one of northwest Calgary's most established neighbourhoods.