



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

323 Ranchview Place NW
Calgary, Alberta

MLS # A2313889



\$569,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,658 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Storage, Walk-In Closet(s)		

Inclusions: Basement Couch, Office Desk, Shed

Welcome to a beautifully appointed family home in the heart of Ranchlands, where unparalleled pride of ownership and thoughtful updates are on display in every room. The transitional two-storey split floor plan is designed for both daily life and entertaining. The main level welcomes you with updated laminate flooring that flows seamlessly through the formal living room and dining area. Expansive windows invite an abundance of natural light into the gorgeous, updated kitchen, which now boasts sleek quartz countertops, a fresh backsplash, painted cabinets, and stylish tile flooring. Just steps away, the cozy sunken family room serves as the heart of the home. Anchored by a warm stone fireplace, elegant French doors open directly onto an immaculate, southwest-facing manicured yard—giving you effortless indoor-outdoor flow for summer evenings. A spacious office (or guest bedroom), laundry, and powder room round out the main level. Retreat upstairs to find a spacious primary bedroom boasting a huge walk-in closet, alongside two generous kids' rooms and a beautifully renovated four-piece upper bathroom. Downstairs, the fully finished basement delivers incredible versatility with a sprawling rec room, an extra flex room, a second full bathroom, and plenty of storage space. Peace of mind comes built-in with a newly updated hot water tank. Tucked away in a welcoming, kid-friendly cul-de-sac with wonderful neighbors, this home is just a short walk from local schools, parks, playgrounds, and neighborhood amenities. Additional Highlights Include: newer roof (2018), water tank (2025), fence (2026).