



**124 Ranchview Court NW
Calgary, Alberta**

MLS # A2319197

\$620,000



Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: Wall A/C, Shed

Meet "Rosa" — a stylish bungalow tucked away on a quiet cul-de-sac in the heart of Ranchlands, offering approximately 1,800 sq. ft. of developed living space. Cared for and tastefully updated, it brings together a showpiece designer kitchen, premium finishes, and bright, comfortable living throughout. Step inside to a calm, neutral palette, highlighted by premium Karndean Warm Brushed Oak luxury vinyl flooring and an abundance of natural light. The open-concept main floor flows effortlessly between the living room, dining area, and beautifully renovated kitchen. Designed by Lili Design Co., the kitchen features premium custom cabinetry, suede-finish Caesarstone Cloudburst quartz countertops, Calema textured Spanish tiles, brushed brass hardware, elegant Hinkley pendant lighting, and stainless steel appliances. Smart storage solutions include pull-out recycling bins and a magic corner cabinet, and a large window above the sink overlooks the stunning, private backyard. The main floor offers three good-sized bedrooms and a full family bathroom with double sinks. Downstairs, the bright and open lower level provides a large family room, two versatile den spaces, a second full bathroom, laundry room, and a workshop space in the utility room — comfortable as-is and ready for your own touches down the road. Outside, the large pie-shaped lot creates a large backyard with a level of privacy rarely found in the city, framed by mature trees. Designed for both relaxation and entertaining, you'll find approximately 400 square feet of multi-level decking, including a covered patio with a custom slatted wood privacy screen, perfect for lounging on rainy days, and a second patio tucked beneath a blossoming tree and woven with string lights for warm evenings outdoors. Multiple seating areas and three raised garden boxes with established gardens of peonies,

daylilies, poppies, and hostas complete the space. The yard is also home to multiple lilacs and three fruit-bearing Romance Series cherry trees. The fully powered 117 sq. ft. shed offers excellent storage or hobby space, and a dual-opening front gate provides convenient RV parking access along the side of the home. Additional upgrades include triple-pane windows, a Daikin variable-speed furnace, R40 insulation with enhanced attic ventilation and solar-powered roof vents, Aeroseal duct sealing, a ductless mini-split air conditioner in the primary bedroom, a whole-home water purification system and water softener, central vacuum, upgraded dimmable lighting throughout, top-down/bottom-up blinds, and an updated roof, soffits, fascia, and eaves. Ranchlands is a friendly, established community, full of mature trees and quiet streets. A short walk away, the community's natural area offers forested trails and hilltop lookouts with 360-degree views of the downtown skyline and the Rocky Mountains. A move-in ready home that pairs a beautifully renovated designer kitchen with quality upgrades and a private backyard retreat.