



151 Ranchview Place NW
Calgary, Alberta

MLS # A2323408



\$688,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,725 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers		

Inclusions: n/a

Welcome to 151 Ranchview Place NW, a beautifully updated 3-bedroom, 2.5-bathroom detached home tucked away on a quiet cul-de-sac in the established community of Ranchlands. Offering 1,725.05 RMS sq.ft. above grade plus a fully finished basement, this home combines thoughtful renovations, functional living spaces, and exceptional pride of ownership. Step inside to a bright foyer with soaring vaulted ceilings that create an immediate sense of space. The main floor features a spacious living room highlighted by a stunning gas fireplace feature wall, a formal dining area, a dedicated home office, and a beautifully renovated kitchen with white cabinetry, quartz countertops, stainless steel appliances, a stylish tile backsplash, breakfast bar seating, and excellent storage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with its own private 3-piece ensuite. The fully finished basement expands the living space with a large recreation room, laundry area, and flexible space ideal for a home gym, media room, playroom, hobby room, or additional workspace. Thoughtfully updated throughout, this move-in-ready home features a renovated kitchen and bathrooms, hardwood, tile and vinyl flooring, updated lighting, fresh interior paint, a new roof (2025), new furnace (2025), new hot water tank (2025), new driveway, new front deck, newer stainless steel kitchen appliances, and refreshed landscaping. Step outside to enjoy a private backyard surrounded by mature trees, complete with a large deck, fire pit area, garden space, and plenty of room for relaxing or entertaining. The double detached garage offers excellent space for parking, storage, and hobbies. Conveniently located close to parks, schools, shopping, transit, and everyday amenities, this beautifully maintained Ranchlands home offers the perfect

combination of comfort, style, and convenience. Simply move in and enjoy!