



GRASSROOTS
REALTY GROUP

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**907 Ranchview Crescent NW
Calgary, Alberta**

MLS # A2347748



\$615,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,091 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Parking Pad, RV Access/Park		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, No Back Lane, Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Steam Room, Storage

Inclusions: Cabinet at back door, backyard treehouse & dome, garage shelving & workbench, kitchen pot racks, wardrobe in primary bedroom.
NOTE: treadmill & freezer in basement are negotiable.

Ready & waiting for a new family to make it their very own is this beautifully updated bi-level in the mature Northwest Calgary community of Ranchlands. Located here on this quiet crescent only minutes to neighbourhood schools, shopping & parks, this fully finished home enjoys hardwood floors, 4 bedrooms & 2 full bathrooms, renovated kitchen with granite countertops & fenced backyard with oversized 2 car garage & extra parking pad for your RV. Dynamite open concept floorplan featuring bright & airy living room with big picture window with views of the backyard, spacious dining room area, garden doors to the backyard deck & maple kitchen with pantry, island with raised bar & pot racks, upgraded granite counters & stainless steel appliances including a GE gas stove/convection oven & Bosch dishwasher. There are 2 bedrooms on the main floor & a stunning full bathroom with double vanities & enclosed jetted tub with body jets & steam shower. The primary bedroom has a wardrobe & the 2nd bedroom has a bay window with seat. The lower level is fully finished with 2 more bedrooms, another full bath with shower & heated floors, terrific rec room with built-in ceiling speakers & laundry/utility room with front-loading washer & dryer. The backyard is fully fenced & landscaped - complete with a large deck, patio, dog run & firepit. Both the living room & rec room are roughed-in for gas fireplaces. Among the many improvements over the last 10 years: roof shingles on house & garage, windows, landscaping & fence, furnace, electrical (including panel), custom window blinds & insulation for both the house & garage (including vapour barrier). Schools, day care & bus stops are all within minutes from your front door, & all the amenities at Crowfoot Centre are at your fingertips...library, Melcor YMCA, restaurants, services, shopping & LRT. With its quick & easy access to

major roadways (Crowchild Trail, Nose Hill Drive, Sarcee Trail & John Laurie Blvd), Ranchlands’s prime location means you are just minutes to the University of Calgary & retail centers, hospitals & downtown. Welcome home!