



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

763 Ranchview Circle NW
Calgary, Alberta

MLS # A2351513

\$534,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,403 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Recessed Lighting, Storage, Wood Counters		

Inclusions: Gazebo, shed, ceiling fan(s)

Welcome to your dream family home in the heart of desirable Ranchlands! Situated directly across from a pristine neighborhood park, this beautifully updated 3-bedroom, 2-bathroom detached home offers an ideal, versatile floor plan. Step onto the main level featuring stylish, durable laminante flooring, an updated kitchen with contemporary cabinetry, an open dining and living area, plus a convenient main-floor bedroom and full bathroom—perfect for a primary retreat, guest room, or home office. Upstairs, you’ll find cozy plush carpet throughout two bedrooms and a second full bathroom, offering a private level for family or guests. Downstairs, the unfinished basement presents an incredible development opportunity, complete with a flex space (use as additional bedroom, gym, hobby room, etc.), laundry and plumbing rough-in ready for your custom touch. Step outside into your personal backyard oasis - the massive, fully fenced backyard is perfect for summer gatherings, featuring a large deck and an oversized gazebo ideal for outdoor dining or relaxing evening drinks. Enjoy serene park views right out your front door, with schools, transit, and Crowfoot Crossing amenities just minutes away. Don’t miss out on this prime Ranchlands gem—book your private showing today!