

# \$599,000 - 544 Ranchview Court Nw, Calgary

MLS® #A2223179

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

\*\*\* OPEN HOUSE Sat May 24, 2025 2pm - 4pm; Sun 25 May 2025 2pm - 4pm \*\*\*

Nestled on a generous lot in a peaceful cul-de-sac, this beautifully updated bungalow in the sought-after community of Ranchlands offers a perfect blend of comfort and convenience. With its prime location near parks, schools, and shopping, this home is ideal for families, a couple downsizing, investors, or those seeking a multi-generational living arrangement. Step inside to discover a bright and inviting living space featuring a cozy wood-burning fireplace with a built-in bookcase, adding warmth and character. The newly installed vinyl laminate flooring flows seamlessly throughout the main level, complementing the fresh paint and modern updates. The kitchen boasts stylish soft-close cabinetry, while the adjacent dining area offers a welcoming space for meals and gatherings. This level includes three generously sized bedrooms, including a primary suite with a walk-in closet and private half-bath. A 4 pc bathroom completes the main floor. The spacious lower level provides excellent versatility with a fourth bedroom, a full bathroom, and an expansive open-concept area perfect for recreation, den, entertainment, or the potential to add 3 bedrooms if desired. The potential second kitchen and separate entrance make this level ideal for rental potential, a B&B, or accommodating extended family. The laundry room is equipped with a sink, newer hot water tank, and a



high-efficiency furnace, along with a large storage/workshop area and NO Poly-B in the home. Enjoy a low-maintenance outdoor space with a composite deck surrounded by mature trees, a newly painted fence, and a peaceful, private backyard—ideal for relaxation or pets. The property also features an oversized single attached garage, a wide driveway for two additional vehicles, and a convenient storage shed. Located within walking distance of Ranchlands Community Park, schools, and community amenities, this home offers easy access to Crowfoot Mall, the C-Train, restaurants, and places of worship. With numerous updates, including LED lighting, a new garage door and motor, and fresh exterior paint, this move-in-ready home is a fantastic opportunity. Don't miss your chance to own this charming bungalow in a prime location—schedule your viewing today!

Built in 1979

**Essential Information**

MLS® #	A2223179
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	544 Ranchview Court Nw
Subdivision	Ranchlands

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R6

### Amenities

Parking Spaces	2
Parking	Driveway, Oversized, Single Garage Attached, Garage Faces Front
# of Garages	1

### Interior

Interior Features	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Greater Property Group
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