# \$679,000 - 770 Ranchview Circle Nw, Calgary

MLS® #A2199070

## \$679,000

6 Bedroom, 4.00 Bathroom, 1,209 sqft Residential on 0.11 Acres

Ranchlands, Calgary, Alberta

# 6 BEDS | 2+2 BATHS | SUITED | SEPARATE LAUNDRY | SEPARATE ENTRANCE | QUIET STREET

Welcome to this newly updated four-level split in Ranchlands community. Offering 2,400 sqft. of developed living space, this home features six bedrooms, two full bathrooms, and two half bathroomsâ€"ideal for multi-generational living or a revenue opportunity. The main floor offers a vaulted-ceiling living room, a bright dining area, and a charming kitchen with quartz countertops. Upstairs has three bedrooms and a full bathroom, including a two-piece ensuite in one of the bedrooms. The lower levels are equipped with their own kitchen, laundry, and private entrance. This space also includes three additional bedrooms, a modern full bathroom, and a two-piece ensuite. Outside, the large backyard with a newly built fence and rear laneway access is perfect for year-round outdoor activities. Located in a family-friendly neighborhood, this home is steps from schools, playgrounds, a library, public transit, and Crowfoot Shopping Centre. Don't miss this opportunityâ€"make this exceptional home yours today!

Built in 1978

## **Essential Information**

MLS® # A2199070 Price \$679,000





Bedrooms 6

Bathrooms 4.00

Full Baths 2

Half Baths 2

Square Footage 1,209

Acres 0.11

Year Built 1978

Type Residential

Sub-Type Detached

Style 4 Level Split

Status Active

# **Community Information**

Address 770 Ranchview Circle Nw

Subdivision Ranchlands

City Calgary

County Calgary
Province Alberta

Postal Code T3G1B3

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad, Concrete Driveway

#### Interior

Interior Features Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning, Brick Facing

Has Basement Yes

Basement Exterior Entry, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding Foundation Poured Concrete

## **Additional Information**

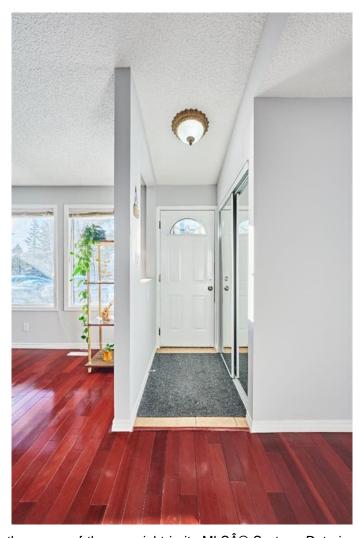
Date Listed March 6th, 2025

Days on Market 55

Zoning R-CG

# **Listing Details**

Listing Office Skyrock



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