



REALTOR®



## 216 Ranchview Mews Calgary Alberta

\$624,900

PRIDE OF OWNERSHIP SHINES THROUGH + A PRIVATE, TREED SOUTHEAST-FACING BACKYARD! Welcome to this spectacular 4-level split home offering 2,342 sq. ft. of functional living space, nestled in the family-friendly community of Ranchlands! From the moment you step inside, you'll notice the large, bright bay windows that flood the formal living and dining rooms with natural light. The kitchen boasts ample cabinetry, generous counter space, a pantry, stainless steel appliances, and a cozy breakfast nook with direct access to your private backyard, complete with a brick patio—perfect for outdoor dining and relaxation. The lower level offers an inviting family room featuring a wood-burning fireplace, a convenient 2-piece bathroom, a dedicated laundry area, and a handy side entrance. Upstairs, the spacious primary bedroom offers a large walk-in closet and a 4-piece ensuite. Two additional bedrooms and a second 4-piece bathroom complete the upper floor. The fully finished basement provides even more living space, with a large rec room, a den/office, and plenty of storage. During the warmer months, the backyard serves as an extension of the home with a sprawling patio surrounded by mature spruce and apple trees—a serene retreat for entertaining or unwinding with friends and family. Additional features include fresh paint throughout, new front bedroom windows, new carpeting, new blinds, and a double attached garage. Conveniently located close to shopping, public transportation, parks, schools, and major roads, this home offers incredible value. Book your private viewing today! The pride of ownership and attention to detail in this home must be seen to be fully appreciated! (id:6769)

Bedroom 10.42 Ft x 9.17 Ft  
 Recreational, Games room 17.33 Ft x 25.25 Ft  
 Furnace 8.00 Ft x 7.42 Ft  
 2pc Bathroom 6.42 Ft x 3.33 Ft  
 Family room 18.00 Ft x 10.50 Ft  
 Laundry room 4.92 Ft x 6.83 Ft  
 Breakfast 8.50 Ft x 10.25 Ft  
 Dining room 11.83 Ft x 9.17 Ft

Kitchen 10.00 Ft x 11.83 Ft  
 Living room 11.83 Ft x 17.17 Ft  
 4pc Bathroom 5.00 Ft x 8.00 Ft  
 4pc Bathroom 5.00 Ft x 7.25 Ft  
 Bedroom 9.00 Ft x 13.17 Ft  
 Bedroom 8.92 Ft x 11.67 Ft  
 Bedroom 13.08 Ft x 14.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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