



## 770 Ranchview Circle Calgary Alberta

\$699,000

Welcome to this expansive four-level split, situated on a quiet street in a sought-after Northwest community of Ranchlands. Offering over 2,200 square feet of thoughtfully developed living space, this versatile home features 6 bedrooms, 2 full bathrooms, and 2 half bathrooms, a perfect fit for growing families or multi-generational living. The main floor boasts a spacious vaulted ceiling living room with a cozy wood-burning fireplace, a bright dining room filled with natural light, and a charming kitchen area with updated quartz countertops, complemented by a convenient separate laundry area. Upper stairs, you will find a grand master bedroom with dual closets and a private ensuite for your comfort, along with two additional well-sized bedrooms and one full-size bathroom. Downstairs is another real gem. The entire basement has been beautifully renovated with new windows, and sound insulated. It offers incredible flexibility and privacy, with a separate entrance making it ideal for revenue generation or extended family. On the lower 3rd floor, it features a bright open concept layout with rough-ins for a potential second full kitchen and the fourth comfortable bedroom with a private 2-piece ensuite. Stepping down to the lower 4th floor, you are welcomed by two additional fabulous bedrooms, a stylish, modern full bathroom, and a multi-purpose storage/laundry/furnace room. The entire house has also been updated with energy-efficient LED lighting. A massive backyard with rear laneway access is another bonus. Two sides of the fence were brand new built, offering privacy for all-year-round outdoor activities. This residence is ideally nestled in a family-friendly neighborhood, just steps away from schools, parks, playgrounds, public transit, library, YMCA, and Crowfoot shopping center with a variety of dining, shopping, and recreational options! Don't miss this incred...

Bedroom 13.17 Ft x 8.83 Ft

Bedroom 9.00 Ft x 14.42 Ft

3pc Bathroom 5.00 Ft x 8.83 Ft

Eat in kitchen 12.75 Ft x 9.42 Ft

Family room 12.67 Ft x 10.00 Ft

2pc Bathroom 4.50 Ft x 5.75 Ft

Kitchen 9.42 Ft x 10.50 Ft

Dining room 11.00 Ft x 8.50 Ft

Primary Bedroom 12.17 Ft x 17.67 Ft

Bedroom 11.00 Ft x 9.42 Ft

Bedroom 7.58 Ft x 10.33 Ft

2pc Bathroom 4.92 Ft x 6.00 Ft

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

Listing Presented By:



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Skyrock

**RE/MAX Realty Professionals**

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Bedroom 11.58 Ft x 17.17 Ft

4pc Bathroom 5.00 Ft x 9.33 Ft

Living room 14.08 Ft x 19.50 Ft