



# 815 Ranchview Circle Calgary Alberta

\$565,000

Welcome to this well-maintained 4-level split in the desirable community of Ranchlands, offering over 1,500 sq. ft. of developed living space and an excellent location close to parks, pathways, schools, and all the amenities of Crowfoot Centre. This detached home features 3 bedrooms and 2.5 bathrooms, providing a functional layout for families or anyone needing extra space. The main floor offers a bright, open design with a high vaulted ceiling, creating a spacious and inviting living area perfect for everyday living and time spent together. Recent Updates: New high quality AC5-rated laminate flooring on the first three levels Updated bathrooms with new vanities, light fixtures, and finishes Fresh paint, modern lighting, and refinished ceiling on the lower level New French door leading to the deck New washer and dryer (2025) Outdoor Features: Step outside to a private, mature backyard with new sod (2025) and established trees that provide excellent summer privacy. A large, welcoming deck creates a perfect space for relaxing, entertaining, or enjoying warm evenings outdoors. The yard also includes an 8' x 8' storage shed and a small root cellar--great for garden tools or storing home-grown vegetables. The fully fenced yard adds comfort and convenience for pets and families. Location - Just steps from a bus stop and minutes to: Crowfoot shopping and restaurants The CTrain station Greenspaces, pathways, and dog parks Enjoy easy access to outdoor recreation, daily amenities, and transit, making this home ideal for families, commuters, and outdoor enthusiasts alike. A wonderful and affordable opportunity to own a well-located, updated home in the established NW community of Ranchlands. (id:6769)

2pc Bathroom 7.92 Ft x 5.17 Ft  
 Primary Bedroom 14.50 Ft x 11.17 Ft  
 Bedroom 10.58 Ft x 12.33 Ft  
 Bedroom 10.58 Ft x 8.92 Ft  
 4pc Bathroom 7.25 Ft x 4.92 Ft  
 3pc Bathroom 6.17 Ft x 7.00 Ft  
 Laundry room 6.42 Ft x 12.33 Ft

Recreational, Games room 22.08 Ft x 16.17 Ft  
 Furnace 6.58 Ft x 7.00 Ft  
 Storage 20.17 Ft x 28.33 Ft  
 Living room 16.17 Ft x 15.83 Ft  
 Dining room 6.00 Ft x 9.33 Ft  
 Kitchen 11.92 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
Keller Williams BOLD Realty

**RE/MAX Realty Professionals**

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