

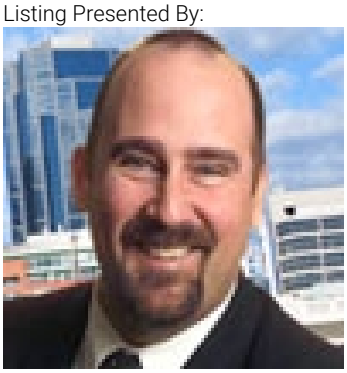
816 Ranchview Circle Calgary Alberta

$550,000

INCREDIBLE POTENTIAL IN RANCHLANDS! Discover the possibilities with this spacious 4-level split offering over 2200 sq. ft. of living space, a versatile floor plan, a walkout third level, and a beautifully established west-facing backyard! Whether you're a renovator, investor, or buyer looking to create your dream home, this property offers an exceptional opportunity to add value and make it your own. The bright and inviting main floor features an open-concept layout with large windows that fill the living room, dining area, foyer, and kitchen with an abundance of natural light. The functional kitchen comes equipped with stainless steel appliances and offers plenty of potential for customization. Upstairs, you'll find two generously sized bedrooms, including a spacious primary retreat complete with a 4-piece ensuite, along with an additional 4-piece bathroom. Originally designed with three upper-level bedrooms, the layout offers the flexibility to convert back to its previous configuration. The walkout third level adds even more versatility, featuring two additional bedrooms, a spacious family room, and a convenient 2-piece bathroom. Sliding patio doors provide direct access to the private west-facing backyard, perfect for enjoying the afternoon and evening sunshine. **THE BACKYARD IS A TRUE HIGHLIGHT!** Thoughtfully landscaped using permaculture principles, this outdoor retreat is filled with established raspberry bushes, beautiful perennials, mature greenery, and a variety of lush plantings. A storage shed and ample outdoor space make it ideal for gardening enthusiasts or anyone who appreciates a private, nature-filled setting. The unfinished lower level provides additional space for a future recreation room, laundry, and storage, offering endless possibilities to further enhance the home. Completing the property is a detached single garage with a front drivew...

Recreational, Games room 15.33 Ft x 12.00 Ft
Laundry room 19.00 Ft x 15.58 Ft
Bedroom 19.58 Ft x 13.33 Ft
2pc Bathroom 4.83 Ft x 4.67 Ft
Other 8.17 Ft x 4.83 Ft
Bedroom 19.33 Ft x 15.58 Ft
Living room 15.92 Ft x 13.25 Ft
Kitchen 12.17 Ft x 8.92 Ft
Other 10.08 Ft x 8.92 Ft
Primary Bedroom 19.58 Ft x 10.58 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Den 9.92 Ft x 7.67 Ft

Bedroom 18.25 Ft x 15.58 Ft