



1107 Ranchview Road NW, Calgary, Alberta - \$525,000



Main Photo

Property Description

Welcome to your ideal FAMILY HOME on a QUIET, TREE-LINED STREET in established Ranchlands! This spacious BUNGALOW sits on a truly MASSIVE lot - 8,320 sq ft (773 m²) - more than DOUBLE the average duplex lot in the area (335 m²). That means endless room for gardening, entertaining & plenty of space for kids & pets to play. WHAT MAKES THIS HOME SPECIAL: 3 BEDROOMS + 3 FULL BATHROOMS | Oversized 22x20 DOUBLE GARAGE plus extra-long FRONT driveway for plenty of parking | New TRIPLE-PANE windows | Spacious REAR DECK with a beautifully landscaped backyard, plus a charming FRONT DECK overlooking the gorgeous, manicured front yard | Lower level with separate entrance, rec room, WET BAR, craft room/office & FULL BATHROOM. RANCHLANDS LIFESTYLE: Ranchlands offers the perfect balance of lifestyle & value. A premier NW community, known for its mature trees, pride of ownership & welcoming, family-friendly atmosphere. It offers the perfect balance of suburban tranquility & urban convenience. This consistently sought-after neighbourhood puts everything you need right at your doorstep: Crowfoot LRT



station & Crowfoot Crossing shops, dining & services | EASY ACCESS TO MAJOR ROUTES including Stoney, Crowchild, John Laurie & Sarcee | Quick drive to University of Calgary, SAIT, hospitals & downtown | Walking paths, parks, playgrounds & off-leash dog areas throughout the area. PLENTY OF SCHOOLS: W.O. Mitchell ~ K-6 • H.D. Cartwright ~ 7-9 • Robert Thirsk ~ 10-12 • St. Rita ~ K-6 • St. Ambrose ~ K-9 • St. Francis ~ 10-12 • Yufeng Chinese ~ K-12. This home, set on a generous lot in a PRIME location, offers outstanding value for families seeking space, comfort & community.

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