

**524 Ranchview Court NW
Calgary, Alberta**

MLS # A2225394



\$575,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,031 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Dishwasher, Electric Stove, 1 Garage Control(s), Gas Stove, 2 Microwave Hood Fan, 2 Refrigerator, Window Coverings, Electric Fireplace, 2 washer/Dryer, shed

Unlock Opportunity in Ranchlands: A Fully Renovated Turn-Key Bungalow with Legal Suites! Imagine the possibilities! This isn't just a house; it's a strategic investment, a perfect first home, or an ideal setup for students seeking proximity to the University. Nestled on a quiet cul-de-sac in desirable Ranchlands, this bungalow offers a unique chance to live up, rent down, or simply enjoy a fully upgraded, move-in-ready property. Step inside and discover the meticulous quality of a top-to-bottom renovation. Everything here is new, ensuring your utmost comfort from day one. The bright and inviting main floor boasts three bedrooms, a convenient two-piece ensuite, a spacious living area, and a brand-new kitchen with an eating area. Sliding doors lead directly to your new deck, perfect for enjoying sunny mornings or evening barbecues. The lower level is a true gem: a completely self-contained, large one-bedroom legal suite with its own separate entrance. Flooded with natural light from generous windows, this suite offers a full kitchen and bathroom – an incredible income generator or an ideal space for extended family. No detail has been overlooked in this renovation. You'll find a new roof, new bathrooms, new fencing, a stylish two-tone kitchen, gleaming hardwood floors, elegant tiles, granite countertops, and new windows throughout. It's truly a turn-key home you'll appreciate and enjoy for years to come. The location can't be beat. You're just moments from Crowfoot Centre, the LRT, excellent schools, and a variety of shopping options. This is more than a house; it's a smart move. Come see for yourself – the pictures and tour speak volumes!