

**959 Ranchview Crescent NW  
Calgary, Alberta**

**MLS # A2277507**

**\$599,400**



<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Recessed Lighting, Storage, Track Lighting		
<b>Inclusions:</b>	None		

Welcome to this well-maintained 5-level split detached home located in the desirable community of Ranchlands, set on an oversized, beautifully landscaped lot with exceptional outdoor living spaces. Offering approximately 1,425 sq. ft. of living space above grade plus an additional 732 sq. ft. below grade, this home delivers a unique and functional floor plan with room to grow. The main living level features a bright eat-in kitchen and a spacious, separate living room with soaring ceilings, creating an inviting space filled with natural light while maintaining defined living areas. Two comfortable bedrooms are conveniently located on these levels, making the layout ideal for families or downsizers. Step directly from the living room onto a private deck, perfect for morning coffee or evening entertaining while overlooking the backyard. Just a few steps up, the second-floor loft overlooks the living space and serves as an ideal TV or lounge area, complete with a cozy fireplace and a convenient 2-piece powder room. The lower levels expand the living space further with an additional bedroom and full bathroom, a generous recreation room, a dedicated laundry room, and ample storage for seasonal items and hobbies. Outside, the backyard truly sets this property apart. The extensively landscaped yard features a heated outdoor water feature designed for year-round enjoyment, along with a separate fire pit area creating a private retreat perfect for relaxing or entertaining in every season. The rubber drive and walkways are low maintenance, durable and a safer alternative to concrete and will not crack in the cold. A single detached garage with front drive access adds everyday convenience and additional parking. Located in a quiet, established neighbourhood close to parks, schools, shopping, and transit, this Ranchlands home offers a rare combination of space, character, and

standout outdoor living in northwest Calgary.