

**941 Ranchview Crescent NW
Calgary, Alberta**

MLS # A2281352

\$559,999



Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	Hot tub and Pergola.
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Welcome to this ideal family home located in the well-established and welcoming community of Ranchlands. Thoughtfully laid out for everyday living and entertaining, the sizeable main floor offers a well-appointed kitchen, a dedicated dining room, and a cozy living room centered around a charming wood-burning fireplace. A main floor bedroom provides the perfect space for guests, a home office, or flexible family needs. Upstairs, three comfortable bedrooms and two renovated bathrooms, create a functional and private space for family living. The lower level features an open floor plan, making it an excellent option for a media room, play area, or recreation space tailored to your lifestyle. Step outside to a large wraparound backyard designed for year-round enjoyment, complete with a deck, pergola, and hot tub, perfect for relaxing during Calgary's colder winter days. A single detached garage and driveway provide convenient parking and additional storage. Located close to parks, schools, shopping, and transit, this Ranchlands home offers space, warmth, and functionality in a mature, family-friendly neighborhood.