

# \$600,000 - 136 Ranchview Court Nw, Calgary

MLS® #A2234443

**\$600,000**

4 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

**\*\*Open House Saturday July 26**

**2:00-4:00pm\*\*Welcome to 136 Ranchview**

**Court** – a beautiful updated bungalow tucked away on a quiet cul-de-sac in the heart of Ranchlands. Set on an oversized pie-shaped lot, this home offers outstanding curb appeal, thoughtful updates inside and out, and an incredible backyard retreat that’s perfect for both relaxing and entertaining. From the moment you arrive, you’ll notice the charming exterior and extensive upgrades that enhance the home’s presence. Step inside to discover a bright, open-concept main floor that blends comfort and style. The updated kitchen features sleek cabinetry, ample counter space, and a functional layout that flows effortlessly into the dining and living areas—ideal for gathering with family and friends. The main level is complete with three spacious bedrooms and a full 4-piece bathroom, offering plenty of room for a growing family or home office needs. Large windows throughout the main floor allow natural light to flood the space, creating a warm and welcoming atmosphere. Downstairs, the fully developed basement adds incredible versatility. A massive recreation room provides endless possibilities—whether it’s movie nights, a games area, or space for kids to play. The wet bar is perfect for entertaining, while the additional bedroom and bathroom offer a comfortable setup for guests or older children. You’ll also appreciate the large storage room, ideal for organizing seasonal items or



sporting gear. Another highlight of this property is the impressive backyard. Enjoy summer evenings on the expansive deck, surrounded by mature trees, garden areas and landscaping. Whether you're hosting weekend BBQs, gardening, or watching the kids play, this backyard truly feels like a private oasis. Conveniently located near transit routes, this home offers excellent access to local amenities. It's just minutes from the Crowfoot Shopping Centre, where you'll find grocery stores, restaurants, cafes, and a variety of services—everything you need is within easy reach. Commuting is a breeze with nearby bus routes and quick access to major roads. 136 Ranchview Court is a rare find that combines lifestyle, location, and value. Don't miss your chance to make this exceptional property your next home.

Built in 1979

**Essential Information**

MLS® #	A2234443
Price	\$600,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	136 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 1R5

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street, Outside, Driveway, See Remarks

### Interior

Interior Features	Closet Organizers, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Treed, Sloped
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	24
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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