

\$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

Welcome to 136 Ranchview Court â€” 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 thatâ€™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 areasâ€”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 possibilitiesâ€”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. Youâ€™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	Driveway, Off Street, Concrete Driveway, Front Drive, Outside, 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, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Private, See Remarks, Treed, City Lot, Many Trees, Pie Shaped Lot, 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	39
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.