



**Tao Guo**  
 SKYROCK REALTY & MANAGEMENT LTD.  
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**Calgary/Ranchlands**

**338 RANCHVIEW CO NW**

**\$319,900**

Semi Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 1 / Half: 1
- Rooms Above:** 5
- Floor Area:** 114 SqM / 1,227 SF
- Year Built:** 1976
- Taxes:** \$1,770 / 2013
- Possession:** Negotiable



**\*W\*E\*L\*C\*O\*M\*E\* \*H\*O\*M\*E\* !!! \* ST2 \* ATTACHED HOME \* 1227 SQFT \* 3 BDRM \* 2.5 BATH \* F-FIN BSMT \* F-FENCE FENCED \* RV PARKING... and NO CONDO FEES !!! \*\* FANTASTIC HOME boasts amazing qualities! \*\*\* Substantially renovated in 2008 with NEW KITCHEN: GRANITE counters, RICH cabinetry, TATAMI style pantry; PICTURE WINDOW; ALL BATHROOMS: HUGE UPPER BATHROOM boasting CONTINUOUS GLASS vanity; amazing HAND-SCULPTED concrete flooring thru-out main, upper bathroom & tub surround - very cool - and especially durable for kids and pets \*\*\* OVERSIZED MASTER SUITE w/ LG 4PC ENSUITE \* two more LG BEDROOMS \* WIDE STAIRCASE \*\*\* FULLY-FINISHED BASEMENT w/ RECREATION RM completed 2012/2013; LARGE STORAGE RM w/ WORKBENCH & SHELVING \* Washer & Dryer incl \* LARGE L-SHAPED LOT: boasts RV PARKING: 25'x 14' fits TWO VEHICLES & tucked away on right leg of lot, HUGE REAR DECK, NEWER FENCE and PAVED REAR ALLEY \*\*\* This home is a "MUST SEE". Book your showing before it's too late!**



- Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
- Features:** Deck, No Smoking Home
- Parking:** Total: 2 Rear Drive Access, RV Parking

