

\$350,000 - 30 Ranchlands Place Nw, Calgary

MLS® #A2085744

\$350,000

3 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.10 Acres

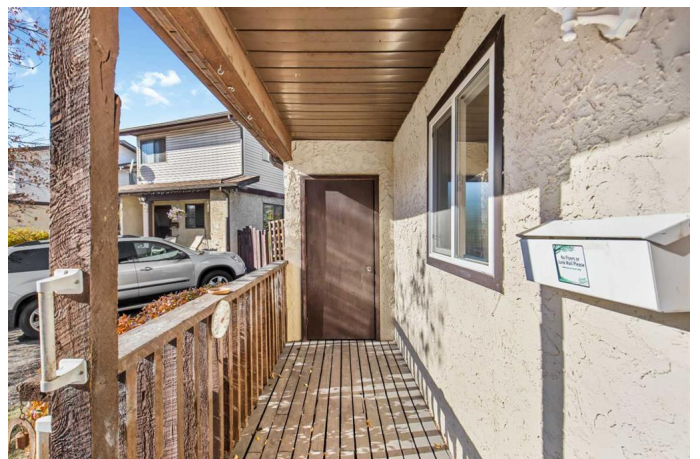
Ranchlands, Calgary, Alberta

Welcome to the beautiful, mature and sought after community of Ranchlands. Such amazing value and design of this property at 30 Ranchlands place which is a must see.

This charming property is an end unit which means the added bonus of a massive backyard and all the benefits that comes with that added outdoor space.

From the moment you step inside this beautiful 3-bedroom home, you are immediately welcomed by a bright and spacious kitchen, family room as well as overlooking the back deck.

The main floor features an open kitchen with full appliances, providing a bright and spacious environment. The family room on the main floor overlooks a back deck, allowing for a seamless indoor-outdoor connection. A living room and patio doors are also part of the main floor. There is space for a 2-piece bathroom on this level, with rough-in ready for further improvements. The upper level consists of three bedrooms, including a large master bedroom. Two good-sized bedrooms are located here as well. The basement includes a fully finished flex room. You will also find a laundry room, full bathroom, and ample storage space in the basement. The property sits on a large pie-shaped lot with a backyard and deck, providing space for outdoor activities and relaxation. The property has received several upgrades over the years, including a new furnace in 2020, a hot water tank in 2021, and newer windows. The kitchen



may have been updated in 2000, and the roof and siding were replaced in 2013. The fence is approximately 5 years old. The home is situated in the Ranchlands subdivision, known for its family-friendly atmosphere and access to schools, parks, and shopping. The property is conveniently located along a bus route and close to the LRT station. Numerous parks, playgrounds, and sporting fields are nearby, along with a dog park. There's easy access to city escape routes for mountain adventures. This property offers a comfortable and well-maintained living space in a family-friendly neighborhood with various amenities and good access to public transportation. This home has been loved and cared for and is ready for its new owners.

Built in 1978

Essential Information

MLS® #	A2085744
Price	\$350,000
Sold Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	30 Ranchlands Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 1S5

Amenities

Parking Spaces	1
Parking	None, Off Street, Shared Driveway

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	City Lot, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 24th, 2023
Days on Market	12
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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