

\$499,900 - 17 Ranch Glen Drive Nw, Calgary

MLS® #A2132856

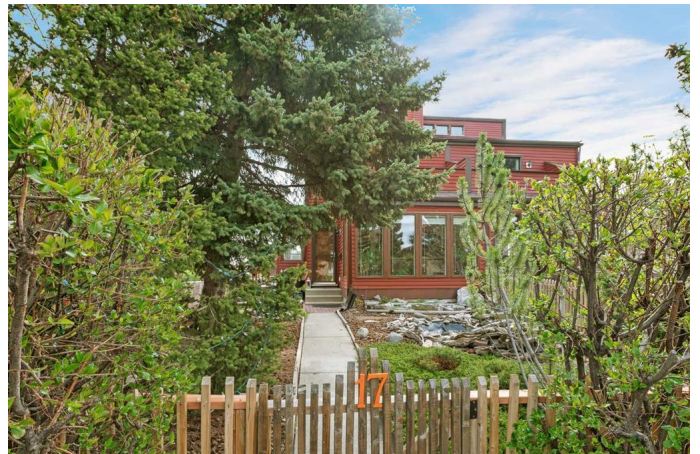
\$499,900

3 Bedroom, 3.00 Bathroom, 1,859 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Wonderful, superbly maintained 3 bedroom family home in the established community of Ranchlands, offering over 2100 sq ft of developed living space. The main level presents hardwood floors which showcase the living room & adjacent dining room. An office area just off the dining room is a perfect space for those work-from-home days. The kitchen is tastefully finished with natural stone counter tops, tons of storage space, stainless steel appliances & cozy breakfast nook. From the kitchen, step into a spacious family room with balcony access & floor to ceiling wood burning stone feature fireplace with gas lighter – an ideal area for movie or game night with the family. The second level hosts 3 bedrooms & a 4 piece main bath. The spacious primary bedroom boasts a private balcony with new awning & private 3 piece ensuite bath with natural stone counter top. Basement development includes laundry facilities with Whirlpool washer & dryer, a mud area & 2 piece powder room. Other notable features include remodelled bathrooms, a well-maintained Lennox Elite furnace, regularly serviced HVAC, newer roof (2014), windows & shutters (2015-2023) & new doors. Outside, enjoy the front yard with water feature surrounded by mature trees plus back yard with patio, deck & raised vegetable garden. Parking is a breeze with a double attached underdrive garage accessed from the back alley. This home is conveniently located close to schools, parks, shopping, public transit &



has easy access to Crowchild Trail & John
Laurie Blvd.

Built in 1981

Essential Information

MLS® #	A2132856
Price	\$499,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,859
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	17 Ranch Glen Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1T2

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Soaking Tub, Stone Counters, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 23rd, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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