

\$489,900 - 115 Ranchlands Court Nw, Calgary

MLS® #A2166900

\$489,900

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

****OPEN HOUSE - Sunday, Sep 22, 2-4 pm****

Enjoy the mountain views and sunsets from this unique and charming half-duplex bi-level in Ranchlands. The large pie-shaped lot is one of the largest in the quiet cul-de-sac, with extra space for trailer or RV parking in the back, as well multiple raised beds for the gifted gardeners. You won't have to worry about bringing your groceries in from the cold when you park in your extra-long attached garage, with space for storage and a work bench. The main level features an open floor plan with a large kitchen island. Enjoy the sunsets from almost every angle in your living room, dining room and kitchen! Sliding doors off the kitchen lead out to your enormous two-tiered back deck - great for all your summer entertaining, barbequing and relaxing amongst the mature trees in the yard. The main floor also features two bedrooms and a 4-piece bath. Downstairs, you have direct garage access, large rec room, laundry/utility room, and 3-piece bathroom. You will also find an additional food prep room with two sinks and lots of prep space for canning all your garden goodies! There are a number of updates, including new shingles (2019), commercial-grade R-21 insulated garage door with top of the line side-mount opener, some newer appliances, as well as flooring and other updates throughout. This is a great home and yard for first time buyers, an investment rental, or just someone looking for a bit more space rather than cramped apartment living! Best of all....no



condo fees :) Close to Crowfoot C-train,
Crowfoot Crossing Shopping Centre, schools,
parks and more! Come enjoy all Ranchlands
has to offer! Book your showing today!

Built in 1978

Essential Information

MLS® #	A2166900
Price	\$489,900
Sold Price	\$478,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	115 Ranchlands Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1N8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot, Treed, Views, City Lot, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 11th, 2024
Days on Market	22
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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