

\$449,900 - 1131 Ranchlands Boulevard Nw, Calgary

MLS® #A2168720

\$449,900

5 Bedroom, 2.00 Bathroom, 913 sqft
Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

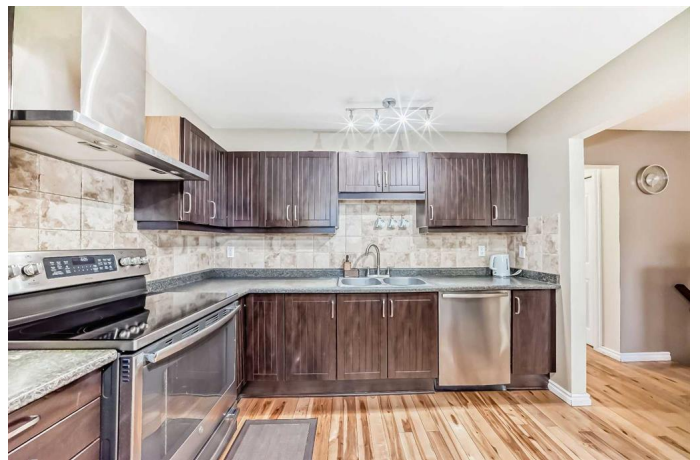
Welcome to this stunning listing! This rare 5-bedroom semi-detached home in Ranchlands NW is a true gem. As you step inside, you'll be captivated by the abundance of natural light streaming through the large upstairs windows and above-grade basement windows of this bi-level design.

Upstairs, you'll find beautiful hardwood floors and a spacious living area that opens to a charming flower veranda through a full-length sliding door. The expansive kitchen features stainless steel appliances, ample cupboard space, and a dining area perfect for hosting large gatherings, whether it's a festive Christmas Eve dinner or an Eid celebration.

Also on the upper level, there's a 4-piece bathroom and two well-appointed bedrooms, including one that comfortably fits a king-size bed. Both bedrooms boast mirror closet doors, enhancing the brightness and spacious feel.

Heading downstairs, you'll discover a massive bedroom with a walk-in closet and convenient under-the-stair storage. The fourth bedroom offers a large closet, while the fifth bedroom features an IKEA closet, making it an ideal home office. The recently renovated full bathroom in the basement adds to the appeal, along with generous storage space in the laundry area and furnace room.

Outside, the property is beautifully landscaped



and fully fenced, featuring lush greenery, a flower garden, a vegetable garden, and a patio for outdoor relaxation. Located just minutes from churches, mosques, and schools, this home is conveniently situated only a 3-minute drive from Crowfoot Train Station and a 2-minute drive from the Crowfoot Shopping Area. With easy access to major highways and streets like Crowchild Trail, Stoney Trail, and Nose Hill Drive, this location is unbeatable.

Opportunities like this donâ€™t come often!
Call today for your private showing!

Built in 1977

Essential Information

MLS® #	A2168720
Price	\$449,900
Sold Price	\$480,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1131 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1G4

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

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

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 10th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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