



GRASSROOTS
REALTY GROUP

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1204 Ranchlands Way NW
Calgary, Alberta

MLS # A2231906



\$579,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	997 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Rear Drive, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Quartz Counters		

Inclusions: N/A

Welcome to 1204 Ranchlands Way NW – a charming home in one of Calgary’s most established and family-oriented communities. Step into a bright, open-concept living room featuring a wood-burning fireplace and large vinyl windows that fill the space with natural light. The updated white kitchen boasts quartz countertops, stainless steel appliances, and a seamless flow to the dining area. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bath. The finished basement offers a cozy rec room, bar area, 3-piece bathroom, laundry room and a versatile flex room currently used as an office. Also much room for storage. Situated on a corner lot with a back lane, this property includes off-street parking, a private patio oasis, and a shed for extra storage. Just outside the gate, enjoy walking paths, green spaces, and excellent access to the Crowfoot Shopping Area, schools (two elementary and a senior high), and transit – with the CTrain and local bus stops both nearby. Ranchlands is a peaceful, well-connected neighbourhood known for its strong community spirit, mature trees, and abundance of parks. With tennis and pickleball courts, playgrounds, a natural reserve area, bike paths, and sports fields, it’s a perfect location for families, professionals, or anyone seeking a safe and active lifestyle in Calgary’s desirable northwest.