



GRASSROOTS
REALTY GROUP

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228 Ranch Glen Place NW
Calgary, Alberta

MLS # A2234756



\$510,000

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Garage F		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle, Vinyl
Basement:	Finished, Full
Exterior:	Mixed, Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: (RC-G)

Utilities: -

Inclusions: None

Here is the affordable updated home you've been searching for! With no condo fees and in a perfect cul-de-sac location—complete with a nearby park and a recently built double garage—welcome to 228 Ranch Glen Place NW, a well-appointed 3 bed / 3 bath home in the highly desirable NW community of Ranchlands! This home has been lovingly cared for and updated. The large lot offers wonderful curb appeal with its beautiful front flower garden and an impressive collection of perennial flowers and shrubs! The new windows throughout make this home more energy-efficient, helping you save on future utility costs. Upon entry, the updates are immediately evident with new windows, doors, and a kitchen complete with loads of new cabinetry, updated appliances, and stone countertops. The open-concept main floor connects to the front sitting area and features a cozy electric fireplace—perfect for those cool winter days. A 2-piece bath and access to the sunny NW-facing backyard deck, ideal for entertaining and grilling, complete the main level. Upstairs has it all: a spacious primary bedroom, a 4-piece bath, and two additional bedrooms. The basement rec room is perfect as a media space or a playroom for little ones. A third bathroom and den add even more flexibility and convenience. The mechanical systems have been thoughtfully updated, including a new electrical panel (2019). The furnace and hot water tank were replaced in 2011. The sunny NW-exposed backyard is oversized and truly checks all the boxes with a double detached garage (2019), RV parking, and plenty of green space for gardening or room for your furry friends! This location can't be beat—with its quiet cul-de-sac setting and tot park, it's an ideal property for families. Ranchlands is a premier legacy NW community known for

mature trees and pride of ownership throughout. This location is also walkable to Ranchlands K–6 School and just minutes from endless shopping and dining at Crowfoot Crossing. Book your private showing before this one is gone!