



**GRASSROOTS**  
REALTY GROUP

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**125 Ranchero Rise NW**  
**Calgary, Alberta**

**MLS # A2235414**



**\$689,999**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Welcome to this Corner lot Bi-Level in Ranchlands close to schools. 3 Bedrooms upstairs with 2 full bathrooms' and a renovated Upstairs and down stairs . Kitchen white and bright with upgrades and a island in center , Dining space next to Livingroom. Nice porch of dining room. Basement has kitchen with 2 bedrooms legal suite with bathroom. Garage is double detached , fence is new great corner lot with garden. Home is close to schools and bus stop great home for a family with option to rent downstairs. Take a look great location.