



GRASSROOTS
REALTY GROUP

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1415 Ranchlands Road NW
Calgary, Alberta

MLS # A2242576



\$469,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,169 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: one garage remote

Stylish updates bring a marvelous sense of comfort to this beautiful home. Sunny south exposure bathes the backyard and family room & kitchen in natural light. Quality built-ins make storage a breeze. So many details to appreciate, including gleaming wood floors throughout, a sparkling euro-white kitchen with ample cabinetry and tons of counter space. This is the epitome of a bright, cheerful, well-organized kitchen! The family room features sliding glass door access to the sunny south backyard. Additional backyard access via the walk-up-to-grade basement. A total of three bedrooms, including the spacious primary bedroom, all boast handy storage options. Attached garage with good-sized driveway. Fenced, flat backyard with raised deck and concrete patio. All of this at an affordable price point with NO CONDO FEES and an IDEAL LOCATION in an amazing northwest neighborhood, complete with green spaces, off-leash areas, walking paths, schools, shopping, amenities & more. Crowfoot corner, public transportation, public library, the North Family Y, various services and groceries are all within easy reach. This 3 bedroom, 1.5 bath, updated, cared-for, well located property feels like home.