



GRASSROOTS
REALTY GROUP

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131 Ranchlands Court NW
Calgary, Alberta

MLS # A2249979



\$699,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,954 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Natural Woodwork, No Smoking Home, Storage		

Inclusions: shed, additional refrigerator, some furniture items may leave

Beautiful semi-detached property in the heart of Ranchlands. Offering 1,954.4 sq. ft. of developed living space. Main floor offers 3 good size beds each one with closet, 1.5 baths, laundry room with own sink, warm and sunny eat in kitchen with granite counter, spacious living room, and dining room with large windows that brings natural light throughout the day and sliding doors to a wrap around lovely balcony with absolute gorgeous mountain views. Roof is 8 years. Downstairs is bright full of natural light, fully finished with spacious cozy family room with limestone fireplace, another bed with closet or office and full bath with shower. This level includes storage and direct access to the attached 2 car garage extra wide with plenty of space for tools, machinery...Oversized concrete driveway for additional parking for at least 4 more cars or RV./boat. The fully wooden fenced large, landscaped backyard is lovely with mature trees, lilac, apple trees, cherry trees..... there's back alley access to the backyard. Located on a large corner lot on a very quiet street. The large corner lot offers plenty of parking. This home is within walking distance to Crowfoot Ctrain station, schools, parks, shopping centre... The garage door and motor will be replaced by brand new before possession day. This is a fantastic property in an unbeatable neighborhood!!