



GRASSROOTS
REALTY GROUP

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70 Ranch Glen Drive NW
Calgary, Alberta

MLS # A2255110



\$475,000

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	923 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Outside, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	High Efficiency, Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows		

Inclusions: Tv mount, Play structure

Your new home is a totally upgraded, fully developed, immaculate home in the popular and established community of Ranchlands! The impressive curb appeal is highlighted by the maintenance free exterior, all newer windows and doors and a sunny, recently upgraded balcony. This bright and open floor plan is filled by tons of natural light to give you that airy and inviting feeling throughout your entire home. The chef in you will be in awe with the abundance of cabinetry and counterspace, stylish backsplash, full appliance package, pantry and easy access to the openness to the spacious living room that is a great place to relax and the dining room which is perfect to gather with family and friends for gourmet meals. Two generously sized bedrooms including the primary bedroom with a walk in closet and a completely renovated bathroom complete the upper level. On the lower level you will discover a huge but cozy family room (with built in cabinets), another ample size bedroom, a second full bath complete with a jetted tub, a workshop/craft room for your creative skills and plenty of storage. The fully fenced yard boasts many features such as a stone patio, children's play area with climbing wall and sandbox and an oversized, two level shed. Some of the other amazing features are poured concrete walkway, high efficiency furnace, additional cabinetry, custom blinds and so much more. This well located home is close to schools, shopping, transit, parks, all other amenities and easy access to major thoroughfares.