



GRASSROOTS
REALTY GROUP

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8 Ranchlands Crescent NW Calgary, Alberta

MLS # A2265157



\$470,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	915 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behi		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Shingle
Basement:	Finished, Full, Partially Finished
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Window coverings

Welcome to 8 Ranchlands Crescent NW! This well-loved home offers comfort, functionality, and great potential - with no houses behind and convenient alley access. The five year old roof adds peace of mind, while the newer laminate flooring in the living room brings a fresh touch. Enjoy cozy evenings by the gas fireplace or relax on the covered deck overlooking the treed yard. The main floor features two bedrooms, a full bathroom, a bright kitchen with white cabinetry and good storage. Laundry is conveniently located on the main floor as well. Downstairs, you'll find a third bedroom, a 3 piece bathroom, a spacious rec room, and a tinker/work area - perfect for hobbies or projects. This home has been well cared for over the years, and is ready for your personal touches. A great opportunity to update and make it your own while building equity in a mature, family-friendly community close to parks, schools, and amenities.