



**GRASSROOTS**  
REALTY GROUP

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**439 Ranchview Court NW**  
**Calgary, Alberta**

**MLS # A2274119**



**\$499,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-CG d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** none

INVESTORS ALERT! No CONDO FEES! Welcome to 5 bed 2 bath home, complete with an illegal suite right across the street from the bus stop. You will love its family friendly neighbourhood of Ranchlands and appreciate overlooking a playground right outside your backyard. You will love having so much privacy & space. You will also appreciate the enormous covered deck for friends & family gatherings. Your new home comes complete with 2 full kitchens, 2 full bathrooms. Well maintained & good-sized home has 3 bedrooms on the main, the master comes complete with a huge walk-in closet. Separate entrance to the lower level. . You will appreciate all the storage in the home. Do not forget 2-parking stalls at the back and plenty of street parking available. The community is geographically positioned with John Laurie Boulevard to the north, Sarcee Trail to the east, Crowchild Trail to the south, and Nose Hill Drive to the west. It is family oriented with 12 parks & playgrounds and an abundance of day cares and close to the Crowfoot LRT with plenty of amenities & shopping along with great access to the university.