



GRASSROOTS
REALTY GROUP

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98 Ranch Glen Drive NW
Calgary, Alberta

MLS # A2281100



\$575,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,079 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows | | |
| Inclusions: | All Blinds, Shed, Central A/C | | |

****Join us at our OPEN HOUSES - Saturday Feb 14 - 11am-2PM & Sunday, Feb 15 1PM-4PM**** This is the one you have been waiting for with 6 bedrooms, great for larger/generational families or potential rental options! Very updated and fully finished 4-level split on a large corner lot, steps away from park/playground. Oversized 25ft x 23.5ft double detached garage, with full parking pad beside and tons of street parking! As you enter the front door you are greeted by the gleaming hardwood floors guiding you through the open concept layout with large newer windows flooding the property with natural light. Large kitchen with crisp white cabinetry, tile mosaic backsplash, newer SS appliances, coffee bar, and large center island with eat up bar. Open to the dining room and spacious living room with large picture window. Head upstairs to the master bedroom with cheater door to fully renovated 4-piece bath with tile flooring and tub surround. Good sized 2nd and 3rd bedrooms complete the family friendly upper level. Head downstairs, past the separate back entrance, to the lower level with another 3 bedrooms! Fully finished basement features a large family room with kitchenette, a full 4-piece bathroom, laundry/utility room and lots of storage space. Lots of notable upgrades such as newer windows throughout, newer furnace (2013), hot water tank (2025), and new central A/C (2023) for the hot summer evenings. All this located in the desirable NW neighborhood of Ranchlands close to schools, parks, ravine trails, Crowfoot Shopping Center and C-train station. Commuting is a breeze with quick access to Crowchild and Stoney Trail and straight out to the mountains!