



**1414 Ranchlands Road NW
Calgary, Alberta**

MLS # A2296423



\$435,000

Division:	Ranchlands		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,228 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated 5-level split home in the highly sought-after, family-friendly community of Ranchlands. Featuring 2 spacious bedrooms plus a versatile bonus room, this property offers both comfort and flexibility for modern living. The renovated kitchen is a standout, showcasing sleek quartz countertops, full length cabinets, built in wine fridge and thoughtful upgrades that make it both stylish and functional. Recent updates throughout the home include full bathroom renovation, new flooring, fresh paint, and upgraded quartz countertops, creating a bright and contemporary feel from top to bottom. The single oversized garage and 2 driveway parking spots provides ample space for parking and storage. RV parking and storage in the back yard is a very rare attribute that you will almost never see in a townhome. Best of all—there are NO CONDO FEES, giving you more freedom and incredible value. Ideally located just minutes from schools, parks, shopping, the LRT, community centre, and playgrounds, this home is perfect for families and commuters alike. Enjoy quick and easy access in and out of the neighbourhood with nearby routes including John Laurie Boulevard, Crowchild Trail, and Stoney Trail. This is a fantastic opportunity to own a move-in-ready home in a prime location.