



**1502 Ranchlands Way NW
Calgary, Alberta**

MLS # A2296554



\$389,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,191 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Off Street, Owned | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, Walk-In Closet(s) | | |

Inclusions: None

Welcome to 1502 Ranchlands Way NW: 1750+ sq. ft. across three floors, an abundance of natural light and no condo fees! Upon entering the home you will head to the main floor consisting of the kitchen, living room, a 2-pc bathroom and dining area. The well-lit kitchen offers generous size, all the necessary appliances and maple panel cabinets. The dining and living space, also plentiful in natural light, leave lots of space and imagination to configure your dream living quarters. Access to your private back deck is located via the living space, along with 2 private parking spaces and a gated fence. On the upper level you will find two generous sized bedrooms. The guest bedroom is accompanied by a large walk-in closet, and you will find the 4-pc bathroom en route to the primary. The oversized primary bedroom offers a plethora of space, double closets and a fan for the summer evenings. The basement is undeveloped and offers all the prerequisites for creating 2 further bedrooms: 2 oversized windows, a plumbing stack for an additional bathroom and updated electrical outlets throughout the whole floor. Laundry amenities complete the basement area along with a high efficiency furnace. This home is located within walking distance of Crowfoot Village; ideal for local shopping and grocery trips along with the Melcor YMCA, schools, parks and the library. This one-family, well-maintained home is awaiting its second ever owner. Call today for a showing to 1502 Ranchlands Way.