



**1204 Ranchlands Boulevard NW
Calgary, Alberta**

MLS # A2302964



\$524,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	835 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Ring Doorbell, new MYQ Garage door opener with APP control, Blinds

Fantastic home offering 3 bedrooms & 2 full baths over two levels. Welcome to this light & bright home. Notice a character-rich aged wooden front door & Ring doorbell as you step into the designated foyer with vinyl flooring & wall hooks to keep footwear contained. New solid railing is impressive as you head upstairs to the main level. Vinyl flooring spreads through the living room which displays large dual sunny windows that let in the southwest natural light. The kitchen is a wonderful space with lots of countertops and cupboards plus a dual sink that faces over the window to watch the kids in the yard. Laminate flooring is great to keep clean. The hallway is centrally located to offer you both a coat closet & linen closet. The vinyl flooring flows down the hall & through the bedrooms. The master bedroom is a decent size and offers views of the backyard. The main bath has modern taps & lighting plus has double opening mirrored medicine cabinets. There is a tub with showerhead & backsplash is tiled all the way to ceiling for easy maintenance. Second bedroom is ideal for an office or cozy room for your child. The basement is wonderful with a large family or rec room. Fireplace is closed off, never used. Big windows lets in tons of natural light. There is a good sized bedroom down here as well. Recently redesigned/reno'd bathroom features a corner shower, gorgeous tiled backsplash, a large vanity, modern light fixture and new tiled flooring. There is a small flex room used as a work out space. Find a coat closet in front of under the stairs storage. Washer & Dryer are located in the utility room and includes a laundry sink too! Off the kitchen you will find the incredible sunroom & there are some screens to allow wonderful breezes when the weather heats up! Nice and large this space is so multi-functional just think how you can use it! Head down the back steps into the large

fully fenced yard. Great for kids or dogs. There is a handy deck right off the stairs that run majority of the length of the house. Follow the steps down through this tiered yard to enjoy a designated rocky area perfect space to enjoy a firepit. Further down there is another enclosed space for your use to keep your recycle bins if you don't want them in the alley or perhaps a great place for your bikes? The entrance to the oversized garage is here at the bottom of the stairs. Some shelving attached plus a large workbench that will stay too but still leaves plenty of room for your vehicles. A brand new garage door opener was just installed & comes with the MyQ app, making entry as a homeowner so convenient! Walk within minutes to the park/playground or corner shopping plaza. C-train at Crowfoot station is a 4 min drive or 16min walk. All the conveniences of Crowfoot are minutes away plus access Crowchild Trail or John Laurie super quick. Great access for versatility! Other important details: Shingles