



**1515 Ranchlands Way NW  
Calgary, Alberta**

**MLS # A2304167**



**\$449,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Attached Carport, Garage Door Opener, Garage Faces Rear, P		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Vinyl Windows		

**Inclusions:** All appliances "as is".

Handyman special in Ranchlands! Beautiful location with large lot within the community with views of the mountains from the back yard and aluminum covered Duradeck . Private back yard with mature trees including double grafted crabapple tree is kitty corner to playground with no neighbours behind. Walk into bright living room with three oversized window overlooking raised front yard. Kitchen has hardwood cabinets with ceramic backsplash. Main floor laundry closet off the kitchen. Tow good sized bedrooms up and one down. Open concept basement with kitchenette. Most windows were replaced in 2021/2022 and shingles were replaced 2021. newer renovated basement bathroom. Good bones with a little elbow grease. New paint and some updates in the home. Carpet has been removed from the basement. Close to schools, pathways and all amenities.