



GRASSROOTS
REALTY GROUP

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30 Ranchero Rise NW Calgary, Alberta

MLS # A2210236



\$499,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Separate Entrance		

Inclusions: Central Air Conditioner

Wow! Wow! You don't find properties of this quality under 500K very often in Calgary. This wonderful Ranchlands property is situated on a quiet street with a sunny west front yard and features a bright open main floor plan with a beautiful maple kitchen with central island with breakfast bar, newer tile backsplash and a full complement of elegant black-finished appliances including built-in microwave/hood fan, a bright open adjacent informal dining area, a huge front living room, extensive use of laminate flooring, well updated 4 pc bath and 2 large bedrooms including a spacious primary with good sized closet. The lower level features an additional family room with gas fireplace, another updated 4 pc bath and 2 more good sized bedrooms plus a separate laundry/utility area. This property affords a convenient side entrance with direct access to the lower level and there is room to put in a bar or small kitchen adjacent to the stairs and the family room. This wonderful home also offers a fully fenced yard with solid aluminum structured rear deck, 2 sheds (as is), a fully fenced yard and a double car parking pad in the rear. It also boasts CENTRAL AIR CONDITIONING for summer comfort, a new roof done in 2016, paint updates, ceiling fan and upgraded mouldings. It is also complimented by an abundance of additional street parking, is close to parks, paths, transit, schools and amenities, including all the Crowfoot shops and is an amazing buy at this price. Don't miss viewing today.