

\$633,900 - 131 Ranchlands Court Nw, Calgary

MLS® #A2249979

\$633,900

4 Bedroom, 3.00 Bathroom, 1,342 sqft

Single Family on 0.16 Acres

Ranchlands, Calgary, Alberta

Beautiful semi-detached property in the heart of Ranchlands. Offering 1,954.4 sq. ft. of developed living space (main floor: 1,342.5 sq ft, full finished bsmt: 611.9 sq ft). This property of 2,623.3 sq ft total sits on a huge corner lot of 6,802 sq ft. Two car garage attached extra wide (20x25) with plenty of space for your tools and machinery, oversized concrete driveway for additional parking for at least 4-6 cars more or RV/boat. Located on a large corner lot on a very quiet street. The large corner lot is very private, no other properties in front, so you will be able to park on the entire corner more vehicles. Main floor offers 3 good size beds each one with closet, 1.5 baths, laundry room with own sink, warm and sunny eat in kitchen with granite counter, spacious living room, and dining room with large windows that brings natural light throughout the day and sliding doors to a wrap around lovely balcony with absolute gorgeous mountain views. Roof is 8 years. Downstairs is bright full of natural light, fully finished with spacious cozy family room with limestone fireplace, another bed with closet or office and full bath with shower. This level includes storage and direct access to the attached 2 car garage extra wide. The fully metal and wooden fenced large, landscaped backyard is lovely with mature trees, lilac, apple trees, cherry trees..... there's back alley access to the backyard. This home is within walking distance to Crowfoot Ctrain station, schools, parks, shopping centre... The garage door and



motor will be replaced by brand new before possession day. This is a fantastic property in an unbeatable neighborhood!! (id:6289)

Built in 1978

Essential Information

Listing #	A2249979
Price	\$633,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,342
Acres	0.16
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	131 Ranchlands Court Nw
Subdivision	Ranchlands
City	Calgary
Province	Alberta
Postal Code	T3G1N8

Amenities

Features	Back lane, No Smoking Home
Parking Spaces	8
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Freezer, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick, Vinyl siding
Exterior Features Fruit trees, Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Diamond Realty & Associates LTD.



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