

131 Ranchlands Court NW  
Calgary, Alberta

MLS # A2249979



\$699,900

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands                                                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                      |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                                         |               |                   |
| <b>Size:</b>     | 1,343 sq.ft.                                                            | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped  |               |                   |

|                    |                                                                              |                   |      |
|--------------------|------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, Natural Woodwork, No Smoking Home, Storage |                   |      |

**Inclusions:** shed, additional refrigerator, some furniture items may leave

Beautiful semi-detached property in the heart of Ranchlands. Offering 1,954.4 sq. ft. of developed living space. 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 with plenty of space for tools, machinery...Oversized concrete driveway for additional parking for at least 4 more cars or RV./boat. 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. Located on a large corner lot on a very quiet street. The large corner lot offers plenty of parking. 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!!