

**1315 Ranchlands Road NW
Calgary, Alberta**

MLS # A2201216



\$464,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this spacious end-unit townhouse (not a condominium), offering incredible value and recent upgrades! Situated on a lot that's 50% larger than most in the development, this home boasts new windows and siding (2015) and enjoys the peace and quiet of a beautiful green space just across the street. Step inside through the attached garage and front entry to a bright family room, where sliding glass doors open onto your sunny and large south-facing backyard. Upstairs, you'll find a bright, renovated, functional kitchen and dining area, complete with a balcony ideal for your BBQ. A convenient half bathroom completes this level. On the upper floor are three generous bedrooms and a beautifully renovated 5-piece bathroom. The basement features laundry, a walk-up entrance to the backyard, and plenty of storage. Mechanical upgrades include a high-efficiency furnace (2012) and hot water tank (2013). Since 2017, the kitchen, flooring, garage door, shingles, electrical panel, and humidifier have all been replaced—giving you peace of mind and modern convenience. Located close to Crowfoot shopping, schools, and public transportation, including the LRT (just a 15-minute walk). Don't miss out on this opportunity—MAKE IT YOURS