

27 Ranchlands Crescent NW
Calgary, Alberta

MLS # A2202549



\$595,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows

Inclusions: ceiling fan, Basement Kitchenette

Take a good look at this 5 bedroom 2.5 bathroom Bungalow with a Total of 1,959.22 Sq.Ft in Ranchlands. This well cared for and reno'd home is located on a large lot and has the new Zoning R-CG. Great open floor plan, recent new windows, fairly new hot water tank and roof, and the outside stucco and woodwork was painted last year. Lots of natural light and a kitchen with he small movable centre island, stainless steel appliances and breakfast bar. Three good sized bedrooms on the main with the primary bedroom having its own sliding barn door 2pc washroom. The Basement recreation room is a good size with 2 bedrooms, a kitchenette 4pc bathroom and a free standing wood fireplace.(see private remarks). Ranchlands is a great family community, close to schools, with lots of shopping and amenities etc with Crowfoot right on its doorstep, AND close to the LRT station. Great access to major roads and Downtown and 16th/Highway 1 for the mountains!