

**1415 Ranchlands Road NW  
Calgary, Alberta**

**MLS # A2242576**



# \$469,900

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home		

**Inclusions:** one garage remote

Stylish updates bring a marvelous sense of comfort to this beautiful home. Sunny south exposure bathes the backyard and family room & kitchen in natural light. Quality built-ins make storage a breeze. So many details to appreciate, including gleaming wood floors throughout, a sparkling euro-white kitchen with ample cabinetry and tons of counter space. This is the epitome of a bright, cheerful, well-organized kitchen! The family room features sliding glass door access to the sunny south backyard. Additional backyard access via the walk-up-to-grade basement. A total of three bedrooms, including the spacious primary bedroom, all boast handy storage options. Attached garage with good-sized driveway. Fenced, flat backyard with raised deck and concrete patio. All of this at an affordable price point with NO CONDO FEES and an IDEAL LOCATION in an amazing northwest neighborhood, complete with green spaces, off-leash areas, walking paths, schools, shopping, amenities & more. Crowfoot corner, public transportation, public library, the North Family Y, various services and groceries are all within easy reach. This 3 bedroom, 1.5 bath, updated, cared-for, well located property feels like home.