



# 1131 Ranchlands Boulevard Calgary Alberta

\$449,900

Welcome to this stunning listing! This rare 5-bedroom semi-detached home in Ranchlands NW is a true gem. As you step inside, you'll be captivated by the abundance of natural light streaming through the large upstairs windows and above-grade basement windows of this bi-level design. Upstairs, you'll find beautiful hardwood floors and a spacious living area that opens to a charming flower veranda through a full-length sliding door. The expansive kitchen features stainless steel appliances, ample cupboard space, and a dining area perfect for hosting large gatherings, whether it's a festive Christmas Eve dinner or an Eid celebration. Also on the upper level, there's a 4-piece bathroom and two well-appointed bedrooms, including one that comfortably fits a king-size bed. Both bedrooms boast mirror closet doors, enhancing the brightness and spacious feel. Heading downstairs, you'll discover a massive bedroom with a walk-in closet and convenient under-the-stair storage. The fourth bedroom offers a large closet, while the fifth bedroom features an IKEA closet, making it an ideal home office. The recently renovated full bathroom in the basement adds to the appeal, along with generous storage space in the laundry area and furnace room. Outside, the property is beautifully landscaped and fully fenced, featuring lush greenery, a flower garden, a vegetable garden, and a patio for outdoor relaxation. Located just minutes from churches, mosques, and schools, this home is conveniently situated only a 3-minute drive from Crowfoot Train Station and a 2-minute drive from the Crowfoot Shopping Area. With easy access to major highways and streets like Crowchild Trail, Stoney Trail, and Nose Hill Drive, this location is unbeatable. Opportunities like this don't come often! Call today for your private showing! (id:6769)

Bedroom 16.17 Ft x 12.08 Ft  
 Bedroom 11.08 Ft x 8.67 Ft  
 Bedroom 11.00 Ft x 9.92 Ft  
 3pc Bathroom 7.50 Ft x 5.25 Ft  
 Furnace 18.58 Ft x 6.92 Ft  
 Other 6.58 Ft x 4.92 Ft  
 Living room 14.83 Ft x 13.00 Ft

Dining room 10.58 Ft x 9.08 Ft  
 Kitchen 10.17 Ft x 9.67 Ft  
 Primary Bedroom 11.58 Ft x 11.33 Ft  
 Bedroom 11.33 Ft x 9.00 Ft  
 4pc Bathroom 10.25 Ft x 5.00 Ft  
 Other 6.67 Ft x 4.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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