



1204 Ranchlands Way Calgary Alberta

\$579,900

Welcome to 1204 Ranchlands Way NW - a charming home in one of Calgary's most established and family-oriented communities. Step into a bright, open-concept living room large vinyl windows that fill the space with natural light. The updated white kitchen boasts quartz countertops, stainless steel appliances, and a seamless flow to the dining area. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bath. The finished basement offers a cozy rec room, bar area, 3-piece bathroom, laundry room and a versatile flex room currently used as an office. Also much room for storage. Situated on a corner lot with a back lane, this property includes off-street parking, a private patio oasis, and a shed for extra storage. Just outside the gate, enjoy walking paths, green spaces, and excellent access to the Crowfoot Shopping Area, schools (two elementary and a senior high), and transit - with the CTrain and local bus stops both nearby. Ranchlands is a peaceful, well-connected neighbourhood known for its strong community spirit, mature trees, and abundance of parks. With tennis and pickleball courts, playgrounds, a natural reserve area, bike paths, and sports fields, it's a perfect location for families, professionals, or anyone seeking a safe and active lifestyle in Calgary's desirable northwest. (id:6769)

Recreational, Games room 17.83 Ft x 20.92 Ft
 Other 11.75 Ft x 9.67 Ft
 3pc Bathroom 6.33 Ft x 6.42 Ft
 Laundry room Measurements not available
 Furnace 5.92 Ft x 6.25 Ft
 Storage 16.42 Ft x 11.33 Ft

Living room 17.17 Ft x 12.17 Ft
 Other 16.42 Ft x 10.17 Ft
 Primary Bedroom 11.08 Ft x 13.42 Ft
 Bedroom 8.58 Ft x 14.25 Ft
 Bedroom 9.08 Ft x 8.67 Ft
 4pc Bathroom 5.08 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:
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