



## 103 Ranch Glen Place Calgary Alberta

\$495,000

Welcome to this charming two-storey home, perfectly situated in a quiet cul-de-sac in a highly sought-after neighborhood. With pride of ownership evident throughout, this well-maintained property is move-in ready and offers an array of updates for peace of mind. Featuring three bright bedrooms, a developed basement with rough-in plumbing for a future bathroom, and an oversized single detached garage (20' x 16'), this home provides ample living space for a growing family or those looking to downsize. The generous-sized yard, complete with a brand-new north fence and east/west gates (2023), is perfect for outdoor activities. Property features vinyl windows and several key upgrades: a new furnace (2016), air conditioning (2018), and a hot water tank replaced about 10 years ago. You'll also enjoy a new washing machine (2023), stove, and dishwasher (2024). The south-facing half of the roof has been re-shingled in 2019, ensuring longevity. Located within walking distance to an LRT station, transit, shopping, schools, and all essential amenities, this home is ideal for first-time buyers, young families, or retirees. Plus, with no condo fees, it's an affordable and attractive option in a fantastic location. Don't miss out on this wonderful opportunity! (id:6769)

4pc Bathroom 9.00 Ft x 5.00 Ft

Bedroom 9.00 Ft x 10.08 Ft

Bedroom 9.08 Ft x 8.83 Ft

Primary Bedroom 15.00 Ft x 10.00 Ft

Recreational, Games room 17.58 Ft x 10.83 Ft

Storage 17.58 Ft x 7.00 Ft

Furnace 14.25 Ft x 8.08 Ft

2pc Bathroom 2.83 Ft x 8.08 Ft

Dining room 11.75 Ft x 8.00 Ft

Kitchen 8.33 Ft x 8.42 Ft

Living room 18.33 Ft x 13.75 Ft

Listing Presented By:



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