

1418 Ranchlands Way Calgary Alberta

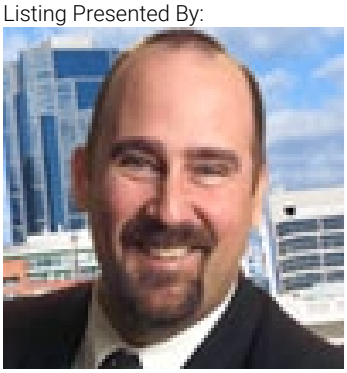
$388,000

Smart Investment, Easy First Home, Ideal Student Living! This move-in-ready 3 bedroom, 4-level split in Ranchlands has NO CONDO FEES, a double detached garage and quick access to the Crowfoot CTrain station, with direct Red Line service to both the University of Calgary and SAIT. Attached on only one side, it's a great fit for first-time buyers, investors, U of C and SAIT students, and parents looking to invest while their student learn.The functional layout spreads the living space across four levels, giving everyone room to study, relax and spread out. The main floor features a bright living room with updated vinyl plank flooring. Just up a short flight of stairs, the kitchen offers ample counter and cabinet space and a full complement of appliances, including a newer refrigerator and electric stove, plus a dishwasher. The adjacent dining area is filled with natural light from a large, updated west-facing window. The generous primary bedroom, also with an updated window, completes this level.The two additional bedrooms on the lower level offer separation from the primary bedroom that works well for privacy. Both have generous updated windows and closet storage and a 4-piece bathroom completes the level. The basement provides a massive laundry and utility area with a utility sink and abundant storage.Outside, the fully fenced yard and large private deck are ready for summer barbecues or relaxing in the sun. The double detached garage with paved laneway offers secure parking plus workshop or storage space.The big-ticket work has already been taken care of, with recent updates to the sewer line, roof, windows, patio door, flooring, paint, washer and electric stove, and a regularly maintained furnace.Enjoy an established community just minutes from the shopping, dining and entertainment at Crowfoot Crossing, along with schools, parks, pathways and sports fields. Comm...

Laundry room 13.08 Ft x 15.67 Ft
Furnace 8.08 Ft x 12.42 Ft
Bedroom 10.25 Ft x 8.75 Ft
Primary Bedroom 8.67 Ft x 12.75 Ft
4pc Bathroom 6.92 Ft x 4.92 Ft

Living room 14.42 Ft x 15.92 Ft
Dining room 11.08 Ft x 9.33 Ft
Bedroom 9.08 Ft x 13.42 Ft
Kitchen 7.75 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

http://www.myhomemycalgary.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca