



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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131 Ranchlands Court NW
Calgary, Alberta

MLS # A2249979

\$633,900



Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Natural Woodwork, No Smoking Home, Storage		

Inclusions: shed, additional refrigerator, some furniture items may leave

Beautiful semi-detached property in the heart of Ranchlands. Offering 1,954.4 sq. ft. of developed living space (main floor: 1,342.5 sq ft, full finished bsmt: 611.9 sq ft). This property of 2,623.3 sq ft total sits on a huge corner lot of 6,802 sq ft. Two car garage attached extra wide (20x25) with plenty of space for your tools and machinery, oversized concrete driveway for additional parking for at least 4-6 cars more or RV/boat. Located on a large corner lot on a very quiet street. The large corner lot is very private, no other properties in front, so you will be able to park on the entire corner more vehicles. Main floor offers 3 good size beds each one with closet, 1.5 baths, laundry room with own sink, warm and sunny eat in kitchen with granite counter, spacious living room, and dining room with large windows that brings natural light throughout the day and sliding doors to a wrap around lovely balcony with absolute gorgeous mountain views. Roof is 8 years. Downstairs is bright full of natural light, fully finished with spacious cozy family room with limestone fireplace, another bed with closet or office and full bath with shower. This level includes storage and direct access to the attached 2 car garage extra wide. The fully metal and wooden fenced large, landscaped backyard is lovely with mature trees, lilac, apple trees, cherry trees..... there's back alley access to the backyard. This home is within walking distance to Crowfoot Ctrain station, schools, parks, shopping centre... The garage door and motor will be replaced by brand new before possession day. This is a fantastic property in an unbeatable neighborhood!!