

65, 1012 Ranchlands Boulevard NW
Calgary, Alberta

MLS # A2178248



\$449,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 445
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

Welcome to this bright and spacious updated / ready to move in townhome with a finished WALKOUT BASEMENT located in the heart of desirable community of Ranchlands! This freshly painted very well-maintained townhouse offers it all including single garage attached + Driveway for extra parking, updated beautiful kitchen with granite counters extending to breakfast nook to enjoy your morning coffee with sunshine, 3 bedrooms, 1.5 baths (potential to convert to 2 full bathrooms), Large vinyl windows, Walkout basement with wood burning fireplace with glass sliding doors to private backyard to enjoy your friends and family summer gatherings. Upgrades include new privacy fence (2024), furnace and hot water tank with humidifier (Feb 2023), garage door and smart opener (2019), Roof 2013 vinyl new windows (2011). Excellent value and a great place to call home! Ranchlands is a family-friendly community, known for its scenic views, green spaces, with mature trees and established streets adding to its charm and close-knit feel. Residents enjoy easy access to parks, playgrounds, and off-leash dog areas, making it ideal for families and outdoor enthusiasts. Ranchlands is also conveniently located near schools, shopping centers, movie theaters restaurants, C-train and major roads like Crowchild Trail, offering quick commutes to downtown Calgary. This townhouse is a smart investment opportunity and perfect for all types of buyers. Call your favourite realtor before this gem gets sold!