

**7009 Ranchero Road NW
Calgary, Alberta****MLS # A2216310****\$472,900**

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,284 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating: Central, Natural Gas**Floors:** Carpet, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** Full, Walk-Out To Grade**Exterior:** Concrete, Post & Beam**Foundation:** Poured Concrete**Features:** No Animal Home, No Smoking Home**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** M-CG**Utilities:** -**Inclusions:** none

OPEN HOUSE: May 3rd and 4th 2 pm to 4 pm. | **NO CONDO FEE** | **3 BEDROOMS** | **Total 2 BATHROOMS** | **WELL MAINTAINED 5-LEVEL SPLIT TOWNHOUSE** with **ATTACHED GARAGE** | The 2nd level includes a spacious living room with hardwood floors, leading to a deck with a bench and views of the large green fenced backyard. On the 3rd level, you'll find a bright kitchen with plenty of storage, a dining nook leading to a patio with a beautiful view of Ranchero Park, and a two-piece bathroom. The 4th level includes two spacious bedrooms for the family or guests. The 5th level boasts a spacious primary bedroom with ample closets (linen + storage) and a four-piece bathroom. The basement features a laundry area with extra storage space and a separate entrance to the rear yard, adding convenience and practicality. Located just steps from schools, playgrounds, and public transit (10-minute bus ride to Crowfoot/Dalhousie LRT) with easy access to Crowfoot Centre, restaurants, and major roadways. Homes like this are rare – secure your private viewing before it's gone!