

236 Ranchero Place NW  
Calgary, Alberta

MLS # A2219991



**\$800,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,307 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this well-maintained 2-storey split-level home offering 2,300 square feet of above-grade living space. This home offers 4 spacious bedrooms, 3 above grade and 1 below, plus 3.5 bathrooms, providing ample room for your family. The main floor features a large foyer with double French doors that lead to the living and dining areas. The bright and sunny kitchen is generously sized with granite countertops and lots of cupboard space. The cozy family room offers a peaceful atmosphere with a fireplace and views of your private backyard. A versatile bedroom/office, complete with a side door entry, a convenient 2-piece bathroom, mud room, and a laundry room complete the main level. Upstairs, you'll find a large primary bedroom with a 4-piece ensuite, including a balcony to enjoy morning coffee or evening retreats, 2 additional bedrooms, and a 4-piece bathroom. The fully developed lower level features a bedroom, 3-piece bath, an additional family room, cold storage room, and a flex area that is perfect for a yoga studio or media room. The exterior of the home is well-maintained, and offers a double attached garage with a built-in workbench perfect for a carpenter's workspace. There is a NEW roof and hot water tank (2021). The yard is landscaped and fully fenced, providing a private area for outdoor activities. Located on a quiet cul-de-sac in the upper part of Ranchlands, this home is close to schools, transportation, and shopping—walking distance to the library, Crowfoot arena, and the C-train station. Don't miss your chance to own this lovely home. PLEASE NOTE: SHOWINGS BEGIN ON SUNDAY, JUNE 01ST