

1137 Ranchlands Boulevard NW
Calgary, Alberta

MLS # A2221054



\$474,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,054 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: Awing Over Deck

Meet "Ruth" - Meticulously Maintained | Central A/C | Playground Behind | Heated Garage - Pride of ownership shines in this well-maintained home by its original owners, Inside, the home offers year-round comfort with central A/C and VINYL WINDOWS on the main floor. The spacious dining room is ideal for hosting, while the functional kitchen features upgraded stainless steel appliances including a stove with convection oven (2021), LG fridge (2020), dishwasher (2018), and microwave (2024). Upstairs, you'll find three bedrooms, including one with a patio door—perfect as a home office, bedroom, or flex space that opens to the bright deck. There's also a full bath with a new toilet (2023). The fully finished basement adds even more versatility with a large rec room (with 220V power - potential for a future stove), a full bath with new vinyl flooring (2023), and a spacious bedroom uniquely connected to a cozy den. Step outside to enjoy the sun-soaked Azek deck with SOUTH exposure, complete with AWINGS and a BBQ gas line, perfect for summer evenings. The RUBBER-PAVED front entrance (2020) and extremely LOW-MAINTENANCE landscaping—with rock beds, shrubs, and a flowering garden—offer curb appeal without the hassle. A HEATED DOUBLE GARAGE plus a paved and COVERED CARPORT provide ample parking and storage. Bonus: a PLAYGROUND right behind the house makes this a dream for families. This is an opportunity to own a thoughtfully cared-for home in one of NW Calgary's most connected and nature-friendly communities—celebrated for its mature trees, off-leash dog parks, winding walking paths, and unbeatable access to Crowfoot Crossing, schools, and restaurants just minutes away.