

23, 1012 Ranchlands Boulevard NW
Calgary, Alberta

MLS # A2224346



\$439,990

Division:	Ranchlands		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,373 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming and meticulously maintained 5-level split townhouse in the sought-after Ranchlands Court community. Featuring 1,349 sq ft of thoughtfully designed living space, this rare find offers a perfect blend of comfort, functionality, and a serene setting for family living. Step into the bright and airy living room, where a cozy fireplace and large windows frame the tranquil backyard views. The open-concept layout seamlessly flows into the dining and kitchen areas, creating a welcoming space for gatherings. The kitchen boasts green-painted cabinetry paired with warm wood countertops, stainless steel appliances, and a functional layout that's perfect for daily living. This home offers 3 spacious bedrooms and 2 full bathrooms, providing ample space for a growing family. The master bedroom features a private retreat feel, while the other bedrooms are well-appointed and bright. The backyard is a true gem — fully landscaped with vibrant flower beds, a charming patio, and lush green space that backs onto a private treed area, offering peace, privacy, and the perfect spot for kids to play or for you to relax with a coffee. Additional highlights include: Single attached garage for convenience, Modern updates throughout, Beautiful garden landscaping with planters and stone features, Ideal location close to parks, shopping, schools, C-Train and amenities. Don't miss the chance to own this exceptional home in a family-friendly neighborhood. Schedule your private showing today and experience the warmth and charm of this Ranchlands Court townhouse!