



**GRASSROOTS**  
REALTY GROUP

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92, 1190 Ranchview Road NW  
Calgary, Alberta

MLS # A2293282



**\$385,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, Guest, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

3 BEDROOMS | 2 BATHROOMS | 5-LEVEL SPLIT TOWNHOME | 1,496 SQ FT OF LIVING SPACE | ATTACHED GARAGE | WALKOUT | RANCHLANDS COMMUNITY Welcome to this bright and spacious 5-level split townhome in the highly desirable Ranchlands Courts! With over 1,500 sq.ft. of living space, a rare attached garage, and a functional layout designed for modern living, this home is ready for the next owner to make it their own. Enjoy west-facing exposure and abundant natural light throughout the home. Moving up from the foyer, you'll find a spacious and functional living area, perfect for relaxing, entertaining, or spending time with family. On the 3rd level, the kitchen, dining area, and breakfast nook create a central hub for meals and gatherings, ideal for everyday living and entertaining friends. The 4th floor features two generous bedrooms, while the top floor is home to the expansive primary suite. This large master offers ample space for a sitting area or workspace, multiple closets, and a 4-piece ensuite. Large windows fill the room with natural light, creating a bright and inviting retreat. The lower-level recreation room adds flexibility, featuring a wood-burning fireplace and a walkout to serene greenspace, ideal for indoor-outdoor living and peaceful relaxation. Life in Ranchlands offers a vibrant lifestyle with parks, shopping, and transit nearby, combining convenience with a welcoming community atmosphere. This rare townhome with size, layout, attached garage, And walk-out is full of potential. Come see why Ranchlands Courts living is so desirable!