



**44, 1012 ranchlands Boulevard NW
Calgary, Alberta**

MLS # A2319259



\$455,000

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|------------------|---|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,505 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Few Trees, Landscaped, Low Maintenance Landscape | | |

| | | | |
|--------------------|----------------------------------|-------------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 481 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d38 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Quartz Counters | | |

Inclusions: N/A

Welcome to this beautifully upgraded and meticulously maintained 5-level split townhouse offering 3 bedrooms, 1.5 bathrooms, a finished lower level, an insulated single garage, and a private fenced backyard. Ideally located in a well-established community close to schools, shopping, public transit, parks, and everyday amenities. Unlike many units in the complex, this home benefits from a complete interior rebuild completed from top to bottom, resulting in extensive updates and a modernized living environment throughout. The bright kitchen features quartz countertops, stainless steel appliances, and in-floor heated porcelain tile floors. Additional upgrades include a whole-home water softener, furnace humidifier, kitchen water filtration system, high-efficiency furnace, and a 65-gallon hot water tank. Designed for modern living, every room is hardwired with Cat 6 Ethernet connected to a central network switch, while premium moisture-resistant Cascade Hydromax laminate flooring runs throughout much of the home. The spacious living room features an upgraded gas fireplace and direct access to the private backyard. The fully insulated and drywalled garage offers excellent year-round functionality, while the finished lower level provides flexible space for a home office, gym, recreation room, or media area. The well-managed complex has also seen major improvements, including upgraded windows, insulated garage doors, re-shingled roofs, and maintained fencing. Move-in ready and loaded with thoughtful upgrades, this exceptional home offers outstanding value in a sought-after community.