



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1208 Ranchlands Boulevard NW
Calgary, Alberta

MLS # A2333388



\$649,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	963 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows		

Inclusions: N/A

JUST LISTED IN RANCHLANDS! Welcome to this beautifully UPDATED fully finished bi-level offering outstanding value in one of northwest Calgary's most sought-after communities. Perfectly situated this home is just steps to a park and playground, within WALKING DISTANCE TO SCHOOLS, a 10-MINUTE WALK TO CROWFOOT CROSSING, and only 20 MINUTE WALK TO THE LRT. Enjoy quick access to Crowchild Trail, John Laurie Boulevard, and Stoney Trail for an easy commute anywhere in the city. Offering nearly 1800 SF of developed living space, this home features no carpet throughout, durable vinyl plank flooring, and a bright, functional layout. The main level showcases a spacious front living room with a stylish electric fireplace, a modern kitchen with WHITE CEILING HEIGHT CABINETRY, a QUARTZ WATERFALL PENINSULA, pantry, and premium BOSCH stainless steel appliances, including a 5-burner GAS COOKTOP, BUILT-IN OVEN & MICROWAVE, and range hood. The main floor includes two bedrooms and a beautifully updated four-piece bathroom. Downstairs offers exceptional flexibility with two additional bedrooms, a three-piece bathroom, a cozy gas fireplace, HUGE WINDOWS, and a spacious recreation area ideal for family living or guests. Outside, enjoy the large deck, mature landscaping, two storage sheds, and a double detached garage with enough length to accommodate two full-size trucks plus high ceilings for additional overhead storage. Additional features include, custom blinds and a water softener. This is an outstanding opportunity to own a move-in-ready home in an unbeatable location close to parks, schools, shopping, transit, and everyday amenities. Offered at just \$649,900, this exceptional home is priced to sell and won't last long. Book your private viewing today!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.