# \$569,900 - 45 Ranch Glen Drive Nw, Calgary

MLS® #A2215809

### \$569,900

3 Bedroom, 3.00 Bathroom, 1,834 sqft Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Step into comfort and character in this beautifully cared-for duplex nestled in the heart of Ranchlands. With no condo fees, and an unbeatable location just steps from schools, transit, and a serene greenspace right across the street, this home offers the perfect balance of convenience and tranquility. EXTENSIVE UPDATES including NEW WINDOWS and EXTERIOR DOORS!

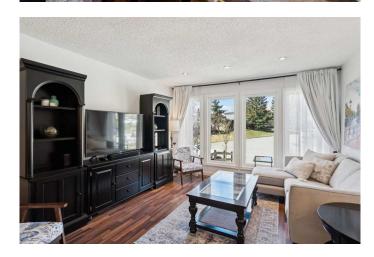
As you enter, you'll be greeted by an abundance of spaceâ€"starting with a bright and airy living room perfect for cozy evenings or entertaining friends. The formal dining room sets the stage for memorable dinners, while the adjacent family room, anchored by a stunning stone-clad wood-burning fireplace, creates a warm and inviting atmosphere to unwind. The kitchen flows seamlessly into this space, making it the heart of the home where conversations and meals come together effortlessly.

Upstairs, the master suite feels like your own private retreat. Imagine waking up to vaulted ceilings, stepping into your spacious walk-in closet, and enjoying morning coffee on your private balcony overlooking the lush greenspace. The three-piece ensuite ensures comfort, while two additional large bedrooms and a full four-piece bathroom provide ample room for family or guests.

The partly finished basement offers endless







potentialâ€"currently hosting laundry, a convenient two-piece bathroom, and plenty of storage. Whether you dream of a rec room, home office, or gym, this space is ready for your vision.

A double attached garage ensures your vehicles stay protected year-round, and with plenty of additional street parking, hosting gatherings is a breeze.

Beautifully UPGRADED with new siding, carpet, trim, and more. Don't miss this rare opportunity to own a home that combines space, location, and charm. Book your viewing todayâ€"homes like this don't come around often!

Built in 1981

#### **Essential Information**

MLS® # A2215809 Price \$569,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,834
Acres 0.08
Year Built 1981

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 45 Ranch Glen Drive Nw

Subdivision Ranchlands

City Calgary
County Calgary

Province Alberta
Postal Code T3G 1T2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, High Ceilings, Laminate Counters, Separate Entrance,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Stone, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Private, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 30th, 2025

Days on Market 14

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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