

\$475,000 - 70 Ranch Glen Drive Nw, Calgary

MLS® #A2255110

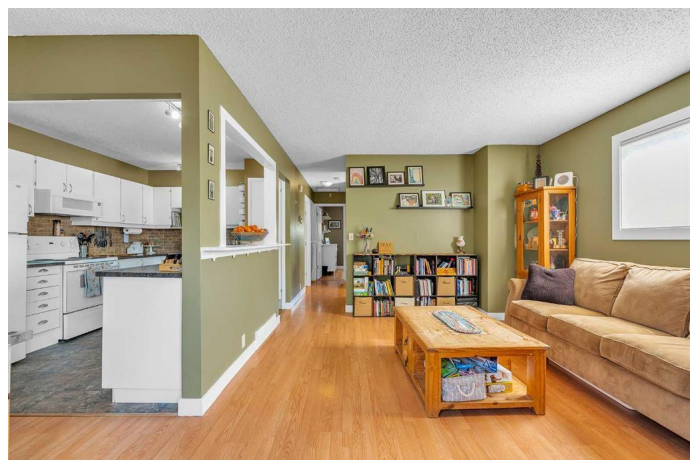
\$475,000

3 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Your new home is a totally upgraded, fully developed, immaculate home in the popular and established community of Ranchlands! The impressive curb appeal is highlighted by the maintenance free exterior, all newer windows and doors and a sunny, recently upgraded balcony. This bright and open floor plan is filled by tons of natural light to give you that airy and inviting feeling throughout your entire home. The chef in you will be in awe with the abundance of cabinetry and counterspace, stylish backsplash, full appliance package, pantry and easy access to the openness to the spacious living room that is a great place to relax and the dining room which is perfect to gather with family and friends for gourmet meals. Two generously sized bedrooms including the primary bedroom with a walk in closet and a completely renovated bathroom complete the upper level. On the lower level you will discover a huge but cozy family room (with built in cabinets), another ample size bedroom, a second full bath complete with a jetted tub, a workshop/craft room for your creative skills and plenty of storage. The fully fenced yard boasts many features such as a stone patio, children's play area with climbing wall and sandbox and an oversized, two level shed. Some of the other amazing features are poured concrete walkway, high efficiency furnace, additional cabinetry, custom blinds and so much more. This well located home is close to schools, shopping, transit, parks, all



other amenities and easy access to major thoroughfares.

Built in 1977

Essential Information

MLS® #	A2255110
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	923
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	70 Ranch Glen Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1E4

Amenities

Parking Spaces	1
Parking	Alley Access, Stall, Outside

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Storage
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn,
 Level, Rectangular Lot, Street Lighting, Treed
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 22nd, 2025
Days on Market 4
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.