



THE
A-TEAM

**RE/MAX
FIRST**

1116 RANCLANDS Boulevard, Calgary T3G 3G5

MLS®#: **A2165082** Area: **Ranchlands** Listing Date: **09/13/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **4,617 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,254**
 Low Sqft:
 Ttl Sqft: **1,254**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Garden,Landscaped**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	5`0" x 7`5"	4pc Bathroom	Main	7`10" x 5`0"
Bedroom	Main	12`5" x 10`3"	Bedroom	Main	12`4" x 12`4"
Dining Room	Main	11`2" x 12`2"	Kitchen	Main	13`2" x 10`4"
Living Room	Main	12`1" x 17`8"	Bedroom - Primary	Main	13`3" x 12`3"
4pc Bathroom	Suite	10`9" x 10`1"	Bedroom	Suite	10`10" x 11`2"
Bedroom	Suite	10`10" x 9`11"	Kitchen	Suite	8`5" x 11`7"
Living Room	Suite	16`8" x 35`1"	Furnace/Utility Room	Suite	10`11" x 10`1"

Title:
Fee Simple
Legal Desc:

7710099

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to Ranchlands, where an exceptional investment opportunity awaits! This fully LEGAL SUITED bungalow is ready for you to move in, with a mortgage helper in the lower-level unit. Step inside from your beautifully renovated front deck into a spacious, open-concept living area filled with natural light from the south-facing windows. The kitchen offers all the amenities you need to prepare delicious meals, along with a built-in bench eating area to relax while dinner is cooking. The main level features a renovated primary bedroom and 2-piece ensuite bathroom with vinyl plank flooring, two additional bedrooms, main bathroom, and convenient in-suite laundry. Outside, you'll find an oversized double garage, a parking pad for the lower legal suite, and a separate entrance to the lower legal suite. The lower legal suite opens up to a spacious living area, private kitchen, two full-sized bedrooms, a 4-piece bathroom, and a laundry area neatly tucked away. Recent upgrades include a new garage door (2023), garage roof (2024), two furnaces and a hot water tank (2017), and new gutters/soffits (2024). Located in NW Calgary, Ranchlands is a family-friendly community offering easy access to Crowfoot Crossing shopping, schools, parks, and downtown. This is the investment opportunity you've been waiting for—schedule your exclusive tour today!

Inclusions:
Property Listed By:

**Lower Suite - Dryer, Refrigerator, Stove, Hood Fan, Microwave, Blinds
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









