



THE
A-TEAM

**RE/MAX
FIRST**

136 RANCH GLEN Drive, Calgary T2G 1E8

MLS®#: **A2188075** Area: **Ranchlands** Listing Date: **01/16/25** List Price: **\$500,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **2,540 sqft**
 Lot Shape:

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Landscaped,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Central Vacuum,Chandelier,Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Kitchen	Main	8`3" x 8`6"	Dining Room	Main	8`0" x 11`6"
Living Room	Main	11`4" x 13`10"	Mud Room	Main	3`11" x 6`0"
Bedroom - Primary	Second	9`11" x 14`9"	Bedroom	Second	8`11" x 10`0"
Bedroom	Second	8`10" x 8`10"	Family Room	Basement	8`0" x 17`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7710099

Remarks

Pub Rmks: **Open House Saturday Jan 18, 1-3PM, Sunday Jan 19, 11-1PM. Welcome to 136 Ranch Glen Drive NW, a charming home located in the desirable community of Ranchlands. This property combines modern updates with practical features, making it an excellent choice for families or first-time homebuyers. The main level boasts a bright and inviting eating nook, perfect for enjoying morning coffee or casual meals. A spacious, bright living room with large windows and a cozy gas fireplace creates the perfect space for relaxing or entertaining. Updated flooring throughout the main living areas adds a fresh and contemporary touch. Upstairs, you'll find three spacious bedrooms and a full bathroom, providing plenty of space and comfort for a growing family. The fully finished basement features a large recreational room and a dedicated laundry area, offering additional living and storage space to suit your needs. A double detached garage (19x22) provides ample room for parking and outdoor equipment storage. This home is thoughtfully designed to accommodate mobility needs, with stair lifts installed on both sets of stairs, leading to the upper and lower levels. These can easily be removed if not required by the new homeowners, offering flexibility and accessibility for all. Situated in a fantastic location, this property offers easy access to major highways, making commuting a breeze. Families will appreciate the excellent schools nearby, while everyone will enjoy the convenience of having every amenity imaginable, including shopping centers, restaurants, and services, just minutes away. The home is also close to a train station, further enhancing its accessibility. With its modern updates, practical features, and unbeatable location, 136 Ranch Glen Drive NW is a move-in-ready home that offers comfort, convenience, and flexibility for its new owners. Don't miss your chance to make this incredible property yours! The Stair chair lifts are included.**

Inclusions:
Property Listed By: **Chair Lift x2
eXp Realty**

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











