



THE
A-TEAM

**RE/MAX
FIRST**

1503 RANCLANDS Way, Calgary T3G1N3

MLS®#: **A2189099**

Area: **Ranchlands**

Listing Date: **01/21/25**

List Price: **\$548,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar: **5,166 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Carport,Single Garage Detached**

DOM

11
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`4" x 11`8"
Living Room	Main	16`1" x 14`8"
Eat in Kitchen	Main	13`0" x 10`3"
Laundry	Main	6`6" x 3`0"
Family Room	Basement	15`6" x 12`2"
Bedroom	Basement	12`7" x 9`4"
4pc Bathroom	Basement	5`0" x 9`4"

Room	Level	Dimensions
Bedroom - Primary	Main	13`10" x 11`0"
Dining Room	Main	9`8" x 10`9"
Entrance	Main	6`8" x 4`11"
4pc Bathroom	Main	5`0" x 7`8"
Bedroom	Basement	13`2" x 9`9"
Kitchen	Basement	9`10" x 9`9"









