



THE
A-TEAM

**RE/MAX
FIRST**

315 RANCH GLEN Place, Calgary T3G 1G2

MLS®#: **A2195647** Area: **Ranchlands** Listing Date: **02/19/25** List Price: **\$595,000**
 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: **4,940 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,328**
 Low Sqft:
 Ttl Sqft: **1,328**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Lawn,Pie Shaped Lot,Sloped,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Storage,Tile Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`1"
Foyer	Main	4`11" x 4`6"
Living Room	Main	21`3" x 13`7"
Bedroom	Upper	10`11" x 10`6"
Bedroom - Primary	Upper	14`1" x 12`7"
Game Room	Basement	22`5" x 20`0"

Room	Level	Dimensions
Dining Room	Main	17`6" x 7`11"
Kitchen	Main	12`8" x 11`11"
4pc Bathroom	Upper	7`2" x 4`10"
Bedroom	Upper	10`11" x 8`1"
Bedroom	Basement	11`9" x 9`11"
Furnace/Utility Room	Basement	14`11" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710099

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE - SUNDAY, FEBRUARY 23RD, 2-4PM. Tucked away at the end of a tranquil cul-de-sac, this captivating 1,328 sqft, two-storey home exudes warmth and modern sophistication, perfectly situated on an expansive, nearly 5000 sqft, pie-shaped lot that offers both privacy and possibility. The oversized 20'x24' double detached garage stands at the back corner of the lot providing room for vehicles, hobbies, and/or storage, while the home itself gleams with thoughtful upgrades. Newer windows invite streams of sunlight, enhancing the airy ambiance throughout. Designed with sustainability in mind, a cutting-edge solar array adorns the roof, installed in 2024 following the addition of fresh shingles in 2023, paired with a dependable furnace replaced in 2010 and a water heater updated in 2017. Ascend the stairs to discover three spacious bedrooms, each a haven of rest, accompanied by a well-appointed full bathroom. The developed lower level adds to the package with a welcoming recreation space complete with a cozy wood-burning fireplace, alongside a versatile fourth bedroom, and the laundry/utility area. Book your private showing to view this quiet home where functionality blends perfectly with charm!

Inclusions:
Property Listed By:

Solar array/system, cabinets in lower bedroom, backyard play structure, trampoline, raised gardens, & gazebo without cover.
RE/MAX West Real Estate

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







