



THE
A-TEAM

**RE/MAX
FIRST**

39 RANCH GLEN Drive, Calgary T3G 1T2

MLS® #: **A2196166** Area: **Ranchlands** Listing Date: **02/26/25** List Price: **\$569,999**
 Status: **Active** County: **Calgary** Change: **-\$1, 26-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **3,304 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,483**
 Low Sqft:
 Ttl Sqft: **1,483**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Lawn,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple**
 Legal Desc: **7911477**
 Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom half duplex in Ranchlands! This home offers a perfect blend of comfort, functionality, and**

convenience, making it an ideal choice for families, first-time buyers, and even downsizers. When you walk in, you will notice the large windows that brings in natural light throughout the day, A spacious living room, kitchen and dining room is ideal for family time as well as guests! Upstairs, you'll find three bedrooms, including a primary bedroom with its own ensuite, walk in closet, and private balcony so you can enjoy the fresh air and natural light at the comfort of your own bedroom. The additional bedrooms have their own walk in closet and offer plenty of room for family, guests, or a home office. The fully finished basement features a large entertaining room which is perfect for you, your guests, and your family to enjoy some relaxation. The double oversized garage is great for not just parking, but provides lot of space for storage, especially if you have a lot of tools and machinery. Located close to parks, playgrounds, schools, and shopping plazas, this home offers easy access to outdoor recreation, shopping, dining, and everyday essentials. With its fantastic location and well-designed layout, this is a property you won't want to miss! Call your favorite realtor today and take advantage of this opportunity before it is gone!

Inclusions:

Property Listed By:

n/a

Royal LePage Benchmark

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











