

**45 Ranch Glen Drive NW**  
**Calgary, Alberta**

**MLS # A2215809**



**\$569,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Step into comfort and character in this beautifully cared-for duplex nestled in the heart of Ranchlands. With no condo fees, and an unbeatable location just steps from schools, transit, and a serene greenspace right across the street, this home offers the perfect balance of convenience and tranquility. EXTENSIVE UPDATES including NEW WINDOWS and EXTERIOR DOORS! As you enter, you'll be greeted by an abundance of space—starting with a bright and airy living room perfect for cozy evenings or entertaining friends. The formal dining room sets the stage for memorable dinners, while the adjacent family room, anchored by a stunning stone-clad wood-burning fireplace, creates a warm and inviting atmosphere to unwind. The kitchen flows seamlessly into this space, making it the heart of the home where conversations and meals come together effortlessly. Upstairs, the master suite feels like your own private retreat. Imagine waking up to vaulted ceilings, stepping into your spacious walk-in closet, and enjoying morning coffee on your private balcony overlooking the lush greenspace. The three-piece ensuite ensures comfort, while two additional large bedrooms and a full four-piece bathroom provide ample room for family or guests. The partly finished basement offers endless potential—currently hosting laundry, a convenient two-piece bathroom, and plenty of storage. Whether you dream of a rec room, home office, or gym, this space is ready for your vision. A double attached garage ensures your vehicles stay protected year-round, and with plenty of additional street parking, hosting gatherings is a breeze. Beautifully UPGRADED with new siding, carpet, trim, and more. Don't miss this rare opportunity to own a home that combines space, location, and charm. Book your viewing today—homes like this don't last!

come around often!