

7009 Ranchero Road NW
Calgary, Alberta

MLS # A2216310



\$472,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,284 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating: Central, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Walk-Out To Grade

Exterior: Concrete, Post & Beam

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: none

OPEN HOUSE: May 3rd and 4th 2 pm to 4 pm. | NO CONDO FEE | 3 BEDROOMS | Total 2 BATHROOMS | WELL MAINTAINED 5-LEVEL SPLIT TOWNHOUSE with ATTACHED GARAGE | The 2nd level includes a spacious living room with hardwood floors, leading to a deck with a bench and views of the large green fenced backyard. On the 3rd level, you'll find a bright kitchen with plenty of storage, a dining nook leading to a patio with a beautiful view of Ranchero Park, and a two-piece bathroom. The 4th level includes two spacious bedrooms for the family or guests. The 5th level boasts a spacious primary bedroom with ample closets (linen + storage) and a four-piece bathroom. The basement features a laundry area with extra storage space and a separate entrance to the rear yard, adding convenience and practicality. Located just steps from schools, playgrounds, and public transit (10-minute bus ride to Crowfoot/Dalhousie LRT) with easy access to Crowfoot Centre, restaurants, and major roadways. Homes like this are rare – secure your private viewing before it's gone!