74, 1190 Ranchview Road NW
Calgary, Alberta

MLS # A2226129

$439,900

Division:	Ranchlands		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,493 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Guest, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, Low Ma		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 470
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d38
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, No Smoking Home, Storage		

Inclusions:	N/A

Bright and spacious END UNIT townhouse with a WALK-OUT basement, backing onto green space! This well-maintained home features newer luxury vinyl plank flooring in the kitchen and front entrance, a modernized kitchen with stainless steel appliances, and a large added storage closet for extra functionality. Enjoy meals in the generous dining area off the kitchen or the separate dining room for more formal gatherings. The living room is filled with natural light, with south-facing exposure and access to a private deck overlooking the green space. Upstairs, you’ll find three bedrooms, all with newer closets, including a spacious primary suite with a walk-in closet and two additional closets, and a 4-piece bathroom with private access from the primary. The walk-out basement features a cozy family room with wood burning fireplace, currently being used as a fourth bedroom, and leads to a lower patio area. Recent updates include a newer hot water tank, spray foam insulation in the crawl space, new insulation in the attic, a new garage door, new front door, and a new fence. A fantastic home in a family-friendly community with thoughtful updates throughout!