

\$699,900 - 131 Ranchlands Court Nw, Calgary

MLS® #A2249979

\$699,900

4 Bedroom, 3.00 Bathroom, 1,954 sqft

Residential on 0.16 Acres

Ranchlands, Calgary, Alberta

Beautiful semi-detached property in the heart of Ranchlands. Offering 1,954.4 sq. ft. of developed living space. Main floor offers 3 good size beds each one with closet, 1.5 baths, laundry room with own sink, warm and sunny eat in kitchen with granite counter, spacious living room, and dining room with large windows that brings natural light throughout the day and sliding doors to a wrap around lovely balcony with absolute gorgeous mountain views. Roof is 8 years. Downstairs is bright full of natural light, fully finished with spacious cozy family room with limestone fireplace, another bed with closet or office and full bath with shower. This level includes storage and direct access to the attached 2 car garage extra wide with plenty of space for tools, machinery...Oversized concrete driveway for additional parking for at least 4 more cars or RV./boat. The fully wooden fenced large, landscaped backyard is lovely with mature trees, lilac, apple trees, cherry trees..... there's back alley access to the backyard. Located on a large corner lot on a very quiet street. The large corner lot offers plenty of parking. This home is within walking distance to Crowfoot Ctrain station, schools, parks, shopping centre... The garage door and motor will be replaced by brand new before possession day. This is a fantastic property in an unbeatable neighborhood!!

Built in 1978



Essential Information

MLS® #	A2249979
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,954
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	131 Ranchlands Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1N8

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Natural Woodwork, No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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