

# \$569,900 - 45 Ranch Glen Drive Nw, Calgary

MLS® #A2215809

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,834 sqft  
Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

**\*\*Open house on Saturday May 3,  
1.30-3.30pm\*\*** 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 potentialâ€”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. Donâ€™t miss this rare opportunity to own a home that combines space, location, and charm. Book your viewing todayâ€”homes like this donâ€™t come around often!

Built in 1981

**Essential Information**

MLS® #	A2215809
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	45 Ranch Glen Drive Nw
Subdivision	Ranchlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 1T2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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