

# \$439,990 - 23, 1012 Ranchlands Boulevard Nw, Calgary

MLS® #A2224346

**\$439,990**

3 Bedroom, 2.00 Bathroom, 1,373 sqft  
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

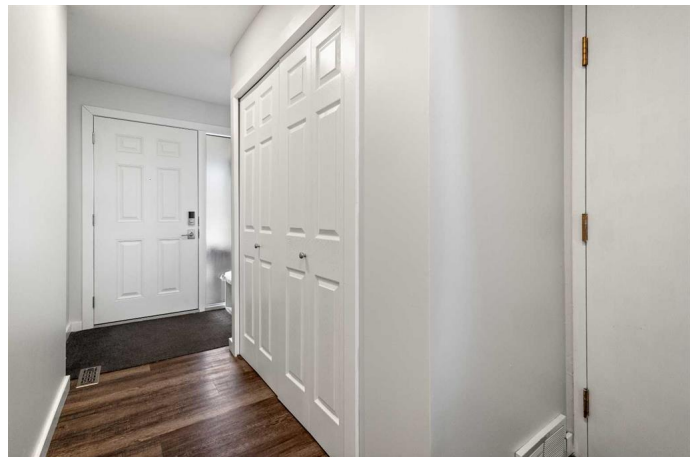
Welcome to this charming and meticulously maintained 5-level split townhouse in the sought-after Ranchlands Court community. Featuring 1,349 sq ft of thoughtfully designed living space, this rare find offers a perfect blend of comfort, functionality, and a serene setting for family living.

Step into the bright and airy living room, where a cozy fireplace and large windows frame the tranquil backyard views. The open-concept layout seamlessly flows into the dining and kitchen areas, creating a welcoming space for gatherings. The kitchen boasts green-painted cabinetry paired with warm wood countertops, stainless steel appliances, and a functional layout that's perfect for daily living.

This home offers 3 spacious bedrooms and 2 full bathrooms, providing ample space for a growing family. The master bedroom features a private retreat feel, while the other bedrooms are well-appointed and bright.

The backyard is a true gem – fully landscaped with vibrant flower beds, a charming patio, and lush green space that backs onto a private treed area, offering peace, privacy, and the perfect spot for kids to play or for you to relax with a coffee.

Additional highlights include: Single attached garage for convenience, Modern updates throughout, Beautiful garden landscaping with



planters and stone features, Ideal location close to parks, shopping, schools, C-Train and amenities

Don't miss the chance to own this exceptional home in a family-friendly neighborhood. Schedule your private showing today and experience the warmth and charm of this Ranchlands Court townhouse!

Built in 1980

**Essential Information**

MLS® #	A2224346
Price	\$439,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,373
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

**Community Information**

Address	23, 1012 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y1

**Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	9
Zoning	M-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
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