

**7009 Ranchero Road NW**  
**Calgary, Alberta**

**MLS # A2216310**



**\$472,900**

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

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**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 &ndash; secure your private viewing before it's gone!