

# \$499,900 - 30 Ranchero Rise Nw, Calgary

MLS® #A2210236

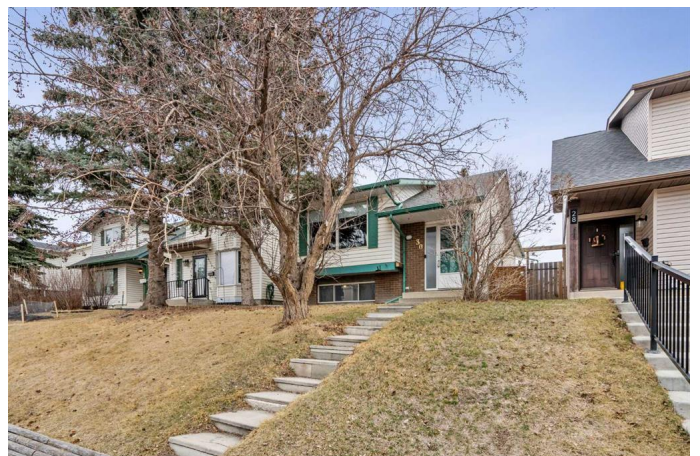
**\$499,900**

4 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Wow! Wow! You don't find properties of this quality under 500K very often in Calgary. This wonderful Ranchlands property is situated on a quiet street with a sunny west front yard and features a bright open main floor plan with a beautiful maple kitchen with central island with breakfast bar, newer tile backsplash and a full complement of elegant black-finished appliances including built-in microwave/hood fan, a bright open adjacent informal dining area, a huge front living room, extensive use of laminate flooring, well updated 4 pc bath and 2 large bedrooms including a spacious primary with good sized closet. The lower level features an additional family room with gas fireplace, another updated 4 pc bath and 2 more good sized bedrooms plus a separate laundry/utility area. This property affords a convenient side entrance with direct access to the lower level and there is room to put in a bar or small kitchen adjacent to the stairs and the family room. This wonderful home also offers a fully fenced yard with solid aluminum structured rear deck, 2 sheds (as is), a fully fenced yard and a double car parking pad in the rear. It also boasts CENTRAL AIR CONDITIONING for summer comfort, a new roof done in 2016, paint updates, ceiling fan and upgraded mouldings. It is also complimented by an abundance of additional street parking, is close to parks, paths, transit, schools and amenities, including all the Crowfoot shops and is an amazing buy at this price. Don't miss viewing today.



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210236    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 986         |
| Acres          | 0.08        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 30 Ranchero Rise Nw |
| Subdivision | Ranchlands          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G1E2              |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Separate Entrance                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

**Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                 |
| Lot Description   | Back Lane, Front Yard, Interior Lot, Landscaped, Street Lighting |
| Roof              | Asphalt                                                          |
| Construction      | Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.