

# \$575,000 - 121 Ranchlands Court Nw, Calgary

MLS® #A2209625

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to this beautifully maintained and extensively upgraded semi-detached gem, perfectly situated in the heart of Ranchlands—one of NW Calgary’s most established and family-friendly neighbourhoods. This charming 2-bedroom, 2-bathroom home offers an ideal blend of comfort, functionality, and lifestyle appeal. Featuring a fully finished walk-out basement and a dream garage setup, this property truly stands out.

Step inside to discover a bright and open layout designed for both everyday living and entertaining. The main floor boasts two spacious bedrooms, including a generous primary suite complete with a large walk-in closet. The main bathroom is a spa-like retreat, offering dual vanities, a jetted tub, and a separate shower.

The kitchen is a true highlight, featuring stunning maple cabinetry, high-end stainless steel appliances, a raised breakfast bar, deep basin sink, and a reverse osmosis water system. It flows seamlessly out to a freshly refinished deck—perfect for grilling, smoking, and hosting family or friends.

Natural light floods the living and dining areas, with sliding doors leading to a west-facing balcony offering breathtaking views of the Rocky Mountains and Canada Olympic Park.



Downstairs, the fully developed walk-out basement offers a spacious recreation room with a large south-facing window, a second full bathroom, and great flexibility—whether you want to add a third bedroom, create a home office, or develop an (illegal) secondary suite with its own private entrance. This level also includes a convenient laundry area, ample storage, and direct access to the attached single garage.

Outside, the large pie-shaped lot is beautifully landscaped and features a flagstone patio, pergola, raised garden beds, and a generous side deck—an outdoor oasis for summer BBQs, gardening, or simply unwinding. With no direct neighbours behind and a nearly private playground just steps away, it's perfect for families.

And for the garage enthusiasts—this home has you covered.

Alongside the front attached single garage, you'll find a massive detached double heated garage equipped with a built-in workshop and 240V service—EV charger ready!

Recent updates for peace of mind include: All Windows and Patio Door (2023) New Heat Pump with Central A/C (2023) Hot Water Tank and Toilets (2023) Roof & Vents (2015) Detached Garage Roof (2020) Poly-B Plumbing Replaced (2021) Expanded Deck (2021) Refrigerator Washing Machine and Dishwasher (2019) Landscaping (2022)

Located close to schools, transit, and shopping at Crowfoot Crossing, this move-in-ready home is perfect for first-time buyers, downsizers, or anyone looking for a home that combines comfort, character, and practicality.

Don't miss your chance to own this incredible property—homes like this don't come along often!

Built in 1978

### Essential Information

MLS® #	A2209625
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	121 Ranchlands Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1N8

### Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Detached, Front Drive, Heated Garage, Insulated, Oversized, Single Garage Attached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Central, Forced Air, Natural Gas, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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