

# \$699,000 - 52 Ranchridge Drive Nw, Calgary

MLS® #A2213614

**\$699,000**

4 Bedroom, 3.00 Bathroom, 2,072 sqft

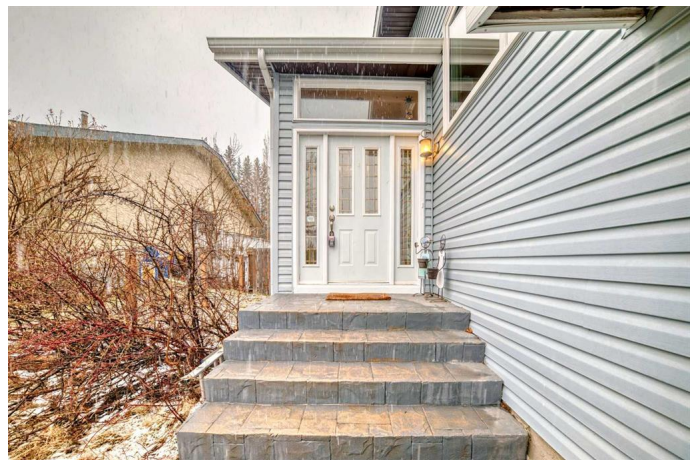
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to this 4 bedroom, 3 bath family home in Ranchlands boasting over 2300 sq ft of living space! Upon entering you will immediately be impressed with the grandeur of the main living space. Vaulted ceilings, hardwood floors, quartz countertops (highlighted by the massive island), new lighting, gleaming white cabinets, huge windows to let in the natural light makes this main living space (open plan w/kitchen, living room, dining room) the heart of your home! Up a few stairs you'll find the the Primary bedroom with a 5 piece ensuite, 2 other bedrooms and a 4 piece family bathroom. Down a few steps from the main living area is the family room with a cozy wood-burning fireplace, a large laundry room (with door to the back yard), a 4th bedroom and a 2 piece bathroom. Down one more floor is the furnace room, a large storage/flex room and entrance to the 2 car garage. Items of note include: complete kitchen and "main living" area reno in 2013, new furnace (1 year), new roof (2 years), hot water on demand, and newer windows. A professional SPRING CLEAN-UP for the yard is booked for early in May. The home has been priced to take into account the need for new flooring in upstairs bedrooms, to renovate the ensuite bathroom, and to replace the deck. Book your private showing today!

Built in 1981

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2213614      |
| Price          | \$699,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,072         |
| Acres          | 0.12          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 52 Ranchridge Drive Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1W2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Tankless Hot Water                                     |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Tankless Water Heater |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Dog Run                          |
| Lot Description   | Dog Run Fenced In, Irregular Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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