

\$605,000 - 412 Ranchridge Bay Nw, Calgary

MLS® #A2217824

\$605,000

4 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

Fantastic opportunity! Located on a SOUTH facing PRIVATE lot on a quiet cul-de-sac in the heart of RANCHLANDS. Just steps away from Parks, Playgrounds, Schools, Community Center, LRT, Shopping + Restaurants. This 4-level split boasts a massive 2690+ sqft of total developed living space, 4 bedrooms, 3 full baths, with tons of upgrades including NEW Roof, Deck, Concrete, Windows + Doors. Airy front entry leads to OPEN spacious living room w/ bay windows seamlessly connecting to the dining area + kitchen featuring newer ss appliances, ample counter space + subway backsplash. Upstairs you will find 2 good sized bedrooms, 4pc bath + LARGE primary bedroom w/ balcony, walk-in closet + Updated 4 pc ensuite (2020). Lower level includes spacious family room w/ brick fireplace + built-ins, easy access to low maintenance SOUTH facing backyard w/ MASSIVE Deck + Cooking Area equipped with Concrete Countertop (2024) perfect for barbecuing and entertaining. 4th bedroom, 3 pc bath + Updated Laundry Room (2021) complete the lower level. The basement features a functional family/rec room + Large storage room. Additional updates and features include Newer HWT, Windows + Doors (2018), Roof (2024), Garden wall (2024) Large shed w/ Playhouse, Oversized driveway + side concrete pad for car/trailer (2023). Quick access to Crowchild + walking distance to schools, parks, playgrounds, LRT + Crowfoot Crossing. Exceptional property!



Built in 1981

Essential Information

MLS® #	A2217824
Price	\$605,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,888
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	412 Ranchridge Bay Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1V6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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