

\$640,000 - 112 Ranchridge Drive Nw, Calgary

MLS® #A2138449

\$640,000

4 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.11 Acres

Ranchlands, Calgary, Alberta

Are you looking for a move-in ready, fully finished home in Calgary? Well, look no further! This 4 bedroom, 3 full bathrooms, well maintained and fully landscaped home sits on a corner lot on a quiet street in the peaceful community of Ranchlands. With over 2000 sq feet of developed space including the fully finished basement, this home has had many upgrades over the years. The newly renovated kitchen (2022) has Stainless Steel appliances, white cupboards, a unique eye-catching backsplash and sparkling white quartz counter tops. The primary suite has been updated to include a 3-piece en-suite bathroom. 2 more good sized bedrooms, a second full bathroom, and a wood burning fireplace creates a very cozy and functional living space on the main floor. Downstairs is a third FULL bathroom, a very large rec room, laundry area, and the fourth bedroom. For those hot summer days that will arrive very soon, this home has CENTRAL AIR CONDITIONING for your comfort! (2017). Outside is a very cozy deck space for entertaining, with a fence that can be opened or shut to create a private setting for you and your guests. The double detached garage has electric heat to take the chill off and give you a pleasant 4 season work space. Other upgrades to this well-maintained home include vinyl windows on the main floor, and a 2-stage furnace (2017). Ranchlands has both public and separate schools, baseball and soccer fields, tennis courts, basketball courts, an ice rink and a very active community



center. Nearby is the Crowfoot Crossing shopping centre which has almost everything you need! Don't delay! Call your favorite Realtor® and come see this before its SOLD to a very lucky family.

Built in 1980

Essential Information

MLS® #	A2138449
Price	\$640,000
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,145
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	112 Ranchridge Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1W3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Off Street, On Street

Interior

Interior Features	Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Irregular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 13th, 2024
Days on Market	7
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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