

\$615,000 - 43 Ranchridge Crescent Nw, Calgary

MLS® #A2142659

\$615,000

4 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

Nestled in the heart of Ranchlands, where the vibrant pulse of nature meets the convenience of urban living, this exceptionally spacious four-level split is the ideal family home. This residence showcases rustic elegance and features 4 bedrooms, 2.5 bathrooms, and two distinct living areas, designed to seamlessly blend cozy comfort with modern convenience. The home is located within close proximity to parks, shops, medical and dental clinics, daycare centres, schools, and off-leash areas for pets.

Upon entering, you are welcomed by a stunning vaulted ceiling, expansive windows, and an abundance of living space. The nearly 2,400 square feet of finished living space in this home is certain to impress and provide ample options for family gatherings. The main level features a large living room, a bright dining room, and a kitchen designed for hosting family dinners. The upper level comprises 3 additional bedrooms and 2 bathrooms, including a spacious primary bedroom with a four-piece ensuite and patio doors leading to a balcony, perfect for enjoying morning coffee with a view of the Rockies. Descending a few steps from the main level, you will find an expansive family room featuring a stone fireplace and direct access to a covered deck, a fourth bedroom, a three-piece bathroom, and laundry facilities. The second floor offers a spacious living room, dining room, kitchen, and powder room, all accentuated by beautiful fir floors and vaulted



ceilings. In addition, the patio doors open to a lovely deck. The inviting eat-in kitchen is complemented by a formal dining room, and refurbished teak French doors add a touch of enduring sophistication throughout. The developed basement features a large recreation room, a cold room/wine room and a crawl space to satisfy all your storage needs. Step outside to discover an oasis-like backyard, enclosed by a new fence, featuring a three-tier deck with built-in benches adorned with mature trees, berry bushes, and a garden with lattices and flowering vines creating a captivating outdoor retreat. This property is not just about aesthetics; it boasts a newer roof, central vacuum rough-in, laminate floors throughout, an oversized single garage with a reinforced ceiling for extra storage, 3 cars can fit on the large driveway, custom built gate beside the garage that allows you to bring in any large items in the yard. This remarkable home in Ranchlands, surrounded by towering trees, lush landscapes, and essential amenities, awaits your arrival.

Built in 1980

Essential Information

MLS® #	A2142659
Price	\$615,000
Sold Price	\$610,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,203
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status	Sold
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Community Information

Address	43 Ranchridge Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1T7

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Gazebo, Front Yard, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 4th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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