

\$769,000 - 248 Ranchridge Court Nw, Calgary

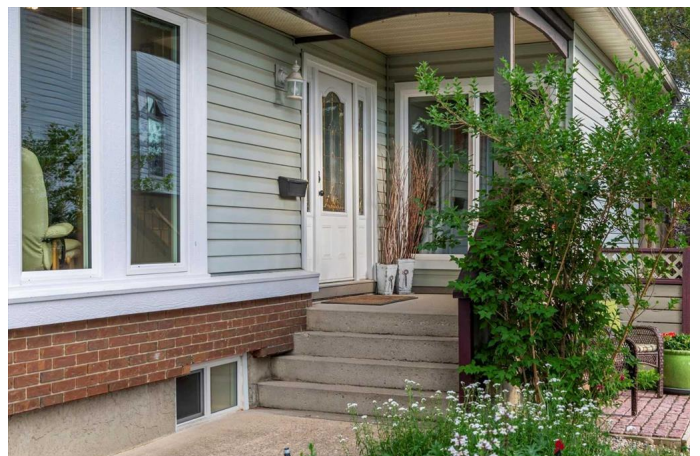
MLS® #A2150496

\$769,000

5 Bedroom, 4.00 Bathroom, 1,942 sqft
Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

Welcome to this charming home, located on a quiet cul-de-sac in upper Ranchlands. Bright and airy with a well laid out floor plan. The great room has vaulted ceilings with triple pane skylights(2016) flooding the area with natural light. The large renovated kitchen has granite, S/S appliances, tile backsplash, loads of cabinetry and a huge island overlooking both the dining and living rooms. The living room opens onto a lovely deck with access down to the lush backyard. Dining room has plenty of seating for large family gatherings. There is a main floor flex room currently used as an office but would work as a bedroom. Three piece bath and laundry also on this level. The upper level has a large primary bedroom with lots of room for a king size bed and a three piece ensuite. Two other nice size bedrooms and a 4 piece bath complete this level. Downstairs you will find two additional bedrooms, and a four piece bath. The family room has a free standing gas fireplace for cozy evenings in the winter. The rec room opens onto a shaded patio with hot tub and spills into your garden oasis. The private south facing yard has been thoughtfully planned out with both sunny and shaded areas for dining and conversation and backs onto a walking/biking path. The garage is insulated, has a newer garage door and a man door opening onto the side of the house. This home has been very well maintained with the following; newer furnaces - HE in 2019 and multi stage in 2010, main floor triple low E glass installed in 2016,



and double pane windows upstairs approx.
2010, roof done in 2019 and attic insulation
upgraded to R64 in 2020. Walking distance
to schools, parks and transit and a quick 5
minute drive to the Crowfoot LRT, shopping
and entertainment district, Library and YMCA.
Call your favourite realtor to come and view
this beautiful home or join us at the open
house on Saturday from 1:00-3:00.

Built in 1981

Essential Information

MLS® #	A2150496
Price	\$769,000
Sold Price	\$798,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,942
Acres	0.15
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	248 Ranchridge Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, See Remarks

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas Log, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 31st, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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