

\$649,000 - 355 Ranchridge Court, Calgary

MLS® #A2160011

\$649,000

3 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

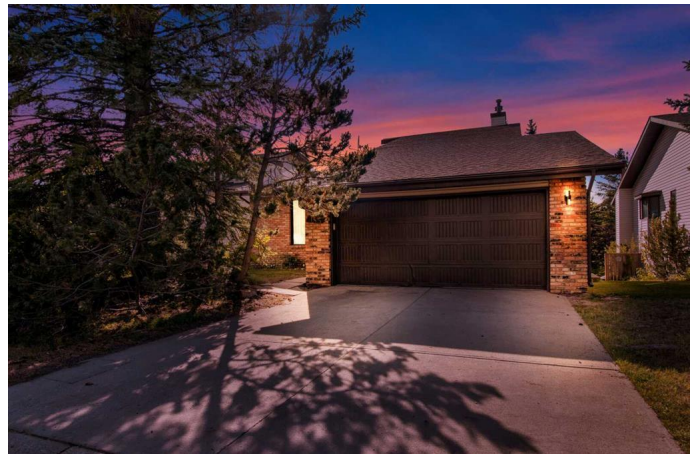
Welcome to this lovingly cared-for home in the popular Ranchlands area of Calgary. With over 2,100 square feet of updated living space, this home is perfect for both entertaining and everyday comfort.

As you enter, you'll notice the large living room featuring a striking brick fireplace and beautiful oak hardwood floors, setting a cozy and welcoming tone. The main floor also includes a formal dining room and a roomy breakfast nook right next to the kitchen, making it great for gatherings.

Upstairs, you'll find a flexible space with custom natural woodwork, ideal for a home office or extra living area. The spacious primary bedroom comes with its own en-suite bathroom, and there's a second bedroom and a full 4-piece bathroom on this level as well.

The lower level is designed for fun and relaxation, with a large family room, a wet bar, and a second charming wood-burning fireplace. There's also a third big bedroom, a 3-piece bathroom, and a laundry area with nearly new stackable washer and dryer (2024).

The basement provides even more space with a large family/recreation room and a huge storage area that you can customize to your liking. Recent updates include fresh interior paint (2023), new air conditioning (2023), and



a roof that's about 5 years old. Plus, there are additional electrical upgrades for a backup power source.

Located in the vibrant Ranchlands community, this home is close to local amenities, parks, and great schools. It's a fantastic place to live and enjoy everything Calgary has to offer.

Come see this wonderful home for yourself—you won't be disappointed! Schedule your private showing with your favourite agent today!

Built in 1981

Essential Information

MLS® #	A2160011
Price	\$649,000
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,390
Acres	0.15
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	355 Ranchridge Court
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 24th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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