

\$724,888 - 143 Ranchridge Bay Nw, Calgary

MLS® #A2160795

\$724,888

5 Bedroom, 3.00 Bathroom, 1,987 sqft

Residential on 0.16 Acres

Ranchlands, Calgary, Alberta

MOVE-IN READY | BEAUTIFULLY STYLED | EXCEEDINGLY WELL-MAINTAINED | 5 BEDROOMS + DEN | ROUGH-INS FOR A SECOND KITCHEN | POTENTIAL FOR AN ILLEGAL SECONDARY SUITE | WEST BACKYARD | INSULATED | VAULTED CEILINGS | LVP FLOORING | QUARTZ COUNTERTOPS | WOOD-BURNING FIREPLACE | FINISHED BASEMENT | EXPANSIVE 2-LEVEL DECK | MASSIVE BACKYARD | OUTSTANDING LOCATION IN A MATURE NEIGHBOURHOOD! Beautiful move-in ready 5 bedroom home + Den with rough-ins for a full second kitchen creating the perfect opportunity for a future illegal suite! Located in the mature community of Ranchlands on a large lot boasting a huge west-facing backyard and an insulated double attached garage with a handy side entrance. Inside this beautiful sanctuary are soaring vaulted ceilings, luxury vinyl plank flooring and abundant natural light. A trendy white barn slider door with contrasting black hardware leads to the stylish kitchen inspiring any chef with quartz countertops, stainless steel appliances, beautiful marble backsplash, a peninsula island with casual seating and a built-in serving station. Clear sightlines into the dining room are perfect for family meals and entertaining alike. Patio sliders lead to the 2-level deck encouraging a seamless indoor/outdoor lifestyle. 3 spacious and bright bedrooms and a full 4-piece bathroom are on the upper level. The primary bedroom is a true



owners retreat with mountain views, a walk-in closet and a private ensuite. Gather in the lower level family room and enjoy movies, games and engaging conversations in front of the charming wood-burning fireplace. A 4th bedroom is also on this level along with a huge laundry room with rough-ins for a future second kitchen. Great potential to add an illegal suite for revenue generating or multi-generation living. Even more space awaits in the finished basement with a rec room for unwinding, 1 more large bedroom + a den and a stylish 3piece bathroom. Barbeque, dine alfresco and enjoy the west sunshine on the expansive 2-level deck in the massive yard nestled amongst mature landscaping and raised garden beds. A built-in firepit entices endless summer nights roasting marshmallows under the stars. Wonderfully located in the family-oriented neighbourhood of Ranchlands boasting both public and separate schools, baseball and soccer fields, tennis courts, basketball courts, an ice rink and a very active community centre.

Built in 1981

Essential Information

MLS® #	A2160795
Price	\$724,888
Sold Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,987
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	143 Ranchridge Bay Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1V3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Family Room, Gas Starter
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Many Trees, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 27th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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