

52 Ranchridge Drive NW
Calgary, Alberta

MLS # A2213614



\$699,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,072 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Dog Run Fenced In, Irregular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Metal Gazebo frame, outdoor back-yard benches, 2 storage sheds in backyard, PAX wardrobe in lower level bedroom

Welcome to this 4 bedroom, 3 bath family home in Ranchlands boasting over 2300 sq ft of living space! Upon entering you will immediately be impressed with the grandeur of the main living space. Vaulted ceilings, hardwood floors, quartz countertops (highlighted by the massive island), new lighting, gleaming white cabinets, huge windows to let in the natural light makes this main living space (open plan w/kitchen, living room, dining room) the heart of your home! Up a few stairs you'll find the Primary bedroom with a 5 piece ensuite, 2 other bedrooms and a 4 piece family bathroom. Down a few steps from the main living area is the family room with a cozy wood-burning fireplace, a large laundry room (with door to the back yard), a 4th bedroom and a 2 piece bathroom. Down one more floor is the furnace room, a large storage/flex room and entrance to the 2 car garage. Items of note include: complete kitchen and "main living" area reno in 2013, new furnace (1 year), new roof (2 years), hot water on demand, and newer windows. A professional SPRING CLEAN-UP for the yard is booked for early in May. The home has been priced to take into account the need for new flooring in upstairs bedrooms, to renovate the ensuite bathroom, and to replace the deck. Book your private showing today!