

# \$699,000 - 52 Ranchridge Drive Nw, Calgary

MLS® #A2213614

**\$699,000**

4 Bedroom, 3.00 Bathroom, 2,072 sqft

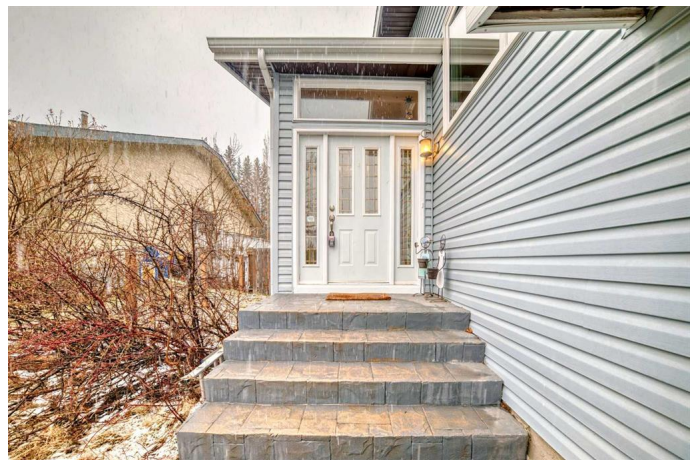
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

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 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!

Built in 1981

## Essential Information



MLS® #	A2213614
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	52 Ranchridge Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1W2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Tankless Water Heater
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Dog Run  
Lot Description        Dog Run Fenced In, Irregular Lot  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 21st, 2025  
Days on Market        6  
Zoning                    R-CG

**Listing Details**

Listing Office            Purpose Realty

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