



THE
A-TEAM

**RE/MAX
FIRST**

355 RANCRIDGE Court, Calgary T3G 1W6

MLS®#: **A2160011** Area: **Ranchlands** Listing Date: **09/05/24** List Price: **\$649,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **6,393 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Private,Treed**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,390**
 Low Sqft:
 Ttl Sqft: **1,390**

DOM

14
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard,Storage**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator**
 Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,High Ceilings,Natural Woodwork,Skylight(s),Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	7`4" x 9`9"	Dining Room	Main	12`1" x 9`11"
Kitchen	Main	8`3" x 9`5"	Living Room	Main	15`8" x 18`1"
3pc Bathroom	Lower	8`5" x 5`4"	Bedroom	Lower	11`10" x 13`2"
Laundry	Lower	5`9" x 8`9"	Family Room	Lower	12`6" x 16`7"
4pc Bathroom	Second	5`0" x 7`5"	4pc Ensuite bath	Second	4`11" x 8`0"
Bedroom	Second	13`5" x 10`9"	Flex Space	Second	11`10" x 11`9"
Bedroom - Primary	Second	11`9" x 19`4"	Game Room	Basement	35`1" x 16`9"

Furnace/Utility Room

Basement

14`3" x 10`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

7911434

Remarks

Pub Rmks:

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!

Inclusions:

Property Listed By:

N/A

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











