



THE
A-TEAM

**RE/MAX
FIRST**

143 RANCRIDGE Bay, Calgary T3G 1V3

MLS®#: **A2160795**

Area: **Ranchlands**

Listing Date: **08/30/24**

List Price: **\$724,888**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,987**
Low Sqft:
Ttl Sqft: **1,987**

Lot Information

Lot Sz Ar: **6,899 sqft**
Lot Shape:

DOM

20
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Many Trees,Views**
Park Feat: **Double Garage Attached,Insulated**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`3" x 15`6"
Dining Room	Main	8`9" x 13`7"
Laundry	Lower	11`0" x 11`5"
Furnace/Utility Room	Basement	9`1" x 21`10"
Bedroom	Upper	11`5" x 8`9"
Bedroom	Lower	12`6" x 8`0"
Den	Basement	9`8" x 13`10"

Room	Level	Dimensions
Kitchen	Main	11`9" x 19`3"
Family Room	Lower	19`3" x 15`11"
Game Room	Basement	13`0" x 11`2"
Bedroom - Primary	Upper	13`9" x 11`0"
Bedroom	Upper	9`9" x 12`1"
Bedroom	Basement	8`10" x 10`7"
3pc Ensuite bath	Upper	

4pc Bathroom

Upper

3pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

7910991

Zoning:
R-C1

Remarks

Pub Rmks: **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.

Inclusions: **None**
Property Listed By: **eXp Realty**

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









