



THE
A-TEAM

**RE/MAX
FIRST**

124 RICARDO RANCH Avenue, Calgary T3M 2L3

MLS®#: **A2166720**

Area:

Listing **09/19/24**

List Price: **\$685,600**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,667

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

1,667

Lot Sz Ar:

2,534 sqft

Lot Shape:

DOM

135

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Alley Access,Garage Door Opener,Garage Faces Rear,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer

Int Feat:

Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Flex Space	Main	11`1" x 8`8"	2pc Bathroom	Main	6`0" x 5`0"
Living Room	Main	11`9" x 15`8"	Dining Room	Main	12`8" x 8`5"
Kitchen	Main	11`9" x 13`0"	Bonus Room	Second	9`0" x 9`9"
Bedroom	Second	8`4" x 10`11"	Bedroom	Second	8`5" x 10`10"
Bedroom - Primary	Second	11`9" x 11`9"	3pc Bathroom	Second	5`5" x 7`0"
Laundry	Second	6`6" x 5`0"	4pc Ensuite bath	Second	11`9" x 5`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2411097

Remarks

Pub Rmks: **Welcome to the Edward model by Partners Homes, a stunning paired home offering 1,667 sq. ft. of thoughtfully designed living space. Situated on a corner lot, this beautiful home features a versatile flex room on the main floor, perfect for a home office or study, and an open-concept layout with a spacious living room and a generous dining area. The kitchen is a chef's dream, complete with ample cabinetry, a large island, and a bright window, making it perfect for both daily living and entertaining. The second level offers a luxurious primary bedroom with a 4-piece ensuite and a walk-in closet. You'll also find two additional bedrooms, a convenient side-by-side laundry room, a well-appointed 3-piece bathroom, and a large bonus room, perfect for family gatherings or a cozy retreat. This home also includes a side entrance, offering the potential for future basement development. Additionally, the property comes with a detached 18'x21' garage, providing ample parking and storage space. The Edward is located in the brand-new community of Logan Landing. Logan Landing is a nature lover's paradise, featuring green corridors that give access to an environmental reserve by the Bow River. The community boasts a stunning stormwater pond with amenities and pathways, along with nearly 140 acres of public open space, including parks and areas for bird watching, fishing, and river walks. Don't miss out on this incredible opportunity! Book your showing today to experience the perfect blend of style, comfort, and functionality that the Edward model offers.**

Inclusions:
Property Listed By: **NA
eXp Realty**

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



