



THE
A-TEAM

**RE/MAX
FIRST**

124 RICARDO Ranch, 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

75

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:

2411097

Zoning:
R-Gm

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

Logan Landing Paired Homes

Main (± 771 SQ FT)
 Upper (± 896 SQ FT)

The Edward
 Standard Plan
 1667 SQ FT

This floorplan represents one version of this home and all measurements are approximate. The square footage, measurements and layout may vary based on the community, housing type, building and lot. In a continuing effort to improve its homes, Partners Development Group reserves the right to make any modifications, or substitutions should it be necessary. All plans, options, specifications, materials and drawings are subject to change without notice. SQ FT shown are using the BOMA standard (BOMA updated April 3, 2024).

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STANDARD
 FIXTURES & HARDWARE
EDWARD

 KITCHEN FAUCET PEERLESS	 BATH FIXTURES PEERLESS	 KITCHEN SINK BLANCO FORMERA U2	 FRONT - REAR - SIDE ENTRY DOORS	 LED LIGHTING
 TUB / SHOWER TSEA+ 3260	 HALF BATH PEDASTAL CAPRICE	 RECTANGLE UNDERMOUNT SINK	 VANITY LIGHTING	 DINING LIGHTING
 BATH HARDWARE TAYMORE ULTRA	 TOILET CONTRAC CODY	 DOORS & HARDWARE	 WIFI THERMOSTAT	

*In a continuing effort to improve its homes, Partners Development Group reserves the right to make any modifications or substitutions should it be necessary. Specifications may change without notice at the sole discretion of the builder. Substitutions are to be of equal or better quality. E & O. E.

Logan Landing Paired Homes
 Features

Stylish, modern kitchens

- Open plane with multiple pot lights and knock down ceiling texture
- 40" upper cabinets with 12" riser to ceiling with brushed nickel pulls
- Quartz countertops with a peerless polished chrome single handle pull down kitchen tap
- Whirlpool stainless steel appliances - DT9 microwave, electric range, dishwasher and french door refrigerator

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Build a better life

- Breathtaking semi-detached homes each with their own unique exterior
- A one-of-a-kind streetscape that stands out in the community
- Modern architecture with a nod to Craftsman, Farmhouse, Prairie and Tudor Styles
- Thoughtfully designed floorplan with 3 bedrooms and a main floor flex room

Standout exterior details

- Cement fibre and premium vinyl siding
- Black fusion wrapped or white framed windows as per elevation
- Concrete front step with exposed aggregate rails with concrete front poured sidewalk
- Embossed flangeless stained finished front entrance door
- V2 Lite back entrance door
- Front and rear hose bibs
- Side entrance door

Unsurpassed interior details

- Double eased edge 4" baseboards and 3" window A door casing
- Marine flexkey passage doors
- LVP flooring on main level for designated areas
- White Whirlpool front loading washer and dryer
- 2" main floor ceilings and basement foundation
- Party wall with double-poly layers, staggered studs and floor joists done with spray foam
- Custom high performance spray-on ACE integrated with a high efficiency on-demand tankless hot water heater
- Airline thermostat with Wi-Fi touchscreen that can be controlled by any Android or Apple phone
- Brown National HW

*Some conditions apply

Spa-inspired bathrooms

- Quartz countertops with undermount rectangular shaped sinks
- Peerless polished chrome single handle taps
- Vanity full-width mirrors
- One-piece easy-care tubs and showers, as per plan

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Features

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The Partners difference

For 25 years, we have been creating thoughtfully planned communities - constructing more than 2,500 homes.

Our home styles suit a variety of lifestyles where families of all backgrounds and life stages can plant their roots and thrive.



Built for sustainability and livability

- Energy Star rated appliances.
- LED lighting throughout.
- Quiet Wall system for private living.
- Industry-leading sound attenuation flooring system for minimal sound transfer and impact noise.
- Durable exterior materials.

Security with safety mind

- Smoke and carbon monoxide detectors for safety.
- Energy efficient inclusions for long-term energy savings and reduction in energy costs.
- Improved air-quality ventilators for wellness.
- New Home Warranty program with 1, 2, 5, and 10 year coverage to protect your investment.



*Some conditions apply.

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Build a better life.

It is a continuing effort to improve our homes. Please check the site for details and requirements or substitutions to the items listed on this feature sheet should it be necessary including the specifications, dimensions, manufacturer, brand, and materials listed and any other applicable codes and/or restrictions. Product design and pricing is subject to change. Features may be subject to change without notice.

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Partners' homes include advanced technology for the heart of your home!

Build a Better Life™

We deliver added value in the areas that are unseen. Partners Development Group is always striving to go above and beyond. This amounts to hundreds of dollars saved annually.*



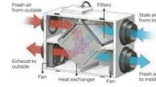
Apriliaire Thermostat

Programmable Smart WiFi Thermostat. Control from any Android® or Apple® device.



Broan NuTone HRV

We use the industry's most advanced residential fresh air system - capable of extracting up to 80% of the heat from the air exiting your home, which is then used to temper the fresh air coming in. With this air ventilation system, your home will be free of most air pollutants.



Gradient High Performance syncFURNACE™

Providing ultimate home comfort while saving you money, the Gradient high performance syncFURNACE™ is a combination furnace and water heater in one single housing.

Enjoy endless hot water for showers, dishes and any other needs, with instant hot water where and when you need it thanks to Gradient's built-in recirculation technology. The high performance device provides best-in-class efficiency for both furnace and water heating, and features only one chimney.

- 10-year warranty on heat exchanger
- 5-year warranty on parts



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Partners Development Group is a registered provider of energy audits in the state of California. The audit is a service provided by Partners Development Group. The audit is a service provided by Partners Development Group. The audit is a service provided by Partners Development Group.

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