



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)**

City/Town: **Calgary**
Year Built: **2025**

Lot Information
Lot Sz Ar: **2,534 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Parking Pad**

Finished Floor Area

Abv Sqft: **1,667**

Low Sqft:

Ttl Sqft: **1,667**

DOM

-0

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

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

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|------------------|--------|---------------|
| 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: **NA**
Property Listed By: **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

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
CONRAC CODY

DOORS &
HARDWARE

WIFI
THERMOSTAT

Logan Landing Paired Homes Features

- 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

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

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

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
- Herringbone factory 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
- Aqualine thermostat with Wi-Fi touchscreen that can be controlled by any Android or Apple phone
- Brown National HWZ

*Some conditions apply

partners Development Group

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 BDCU (updated April 3, 2024).

Features

partners
Development Group



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.

partners
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 that pertain to your project and building. © 2015, all rights reserved. See us today for more details at partnersdevelopment.com.

partnershomesca

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.*



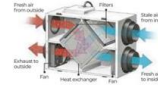
Apriliaire Thermostat

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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Build a better life.

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