



THE
A-TEAM

**RE/MAX
FIRST**

52 RICARDO RANCH Avenue, Calgary T3M 3Z4

MLS®#: **A2184228**

Area:

Listing **01/02/25**

List Price: **\$715,700**

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:

1,660

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,660

Lot Sz Ar:

2,386 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Parking Pad

DOM

7

Layout

Beds:

5 (3 2)

Baths:

4.5 (4 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Cement Fiber Board,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer**

Int Feat: **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`7"	2pc Bathroom	Main	6`0" x 5`0"
Living Room	Main	11`9" x 15`11"	Dining Room	Main	12`8" x 7`2"
Kitchen	Main	12`3" x 15`11"	Bonus Room	Second	12`9" x 9`9"
Bedroom	Second	8`5" x 13`1"	Bedroom	Second	8`5" x 13`1"
Bedroom - Primary	Second	11`10" x 11`9"	4pc Bathroom	Second	8`8" x 5`2"

Laundry
Foyer
4pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Second
Main
Basement
Basement
Basement
Basement

6`6" x 5`0"
5`4" x 9`6"
4`11" x 7`11"
10`9" x 12`0"
12`3" x 10`2"
5`3" x 3`6"

4pc Ensuite bath
Furnace/Utility Room
4pc Ensuite bath
Bedroom
Game Room

Second
Main
Basement
Basement
Basement

8`8" x 5`2"
4`11" x 3`4"
4`11" x 7`11"
10`6" x 10`6"
12`3" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2411097

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this newly built quick possession home by Partners Homes, featuring a fully developed two-bedroom, two-bathroom legal basement suite. This property is the perfect investment opportunity or an ideal setup for extended family living, offering both flexibility and long-term value. The main floor is thoughtfully designed with a versatile flex room at the front of the home, perfect for a home office, playroom, or hobby space. The open-concept layout includes a spacious kitchen with a large island, ample storage, and durable, stylish finishes. The adjoining dining and living areas provide plenty of room for everyday living and entertaining. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and ensuite bathroom. Two additional bedrooms, a spacious bonus room, and a convenient upper-level laundry room add to the home's practicality and family-friendly design. The fully developed legal suite is a standout feature, complete with its own private side entrance and separate mechanical room, ensuring privacy and ease of maintenance. This legal suite includes two generously sized bedrooms, two bathrooms, a well-equipped kitchen, and a comfortable living space. With high-quality finishes matching the main level, this legal suite is ideal for tenants or extended family members. Located in Logan Landing, this home is surrounded by natural beauty, including pathways, parks, and access to the Bow River. The community offers the perfect balance of outdoor activities and everyday conveniences, making it an attractive place to call home. Whether you're an investor seeking a smart addition to your portfolio or a homeowner needing space for extended family, this home delivers on all fronts. Contact us today to schedule your showing!

Inclusions:
 Property Listed By:

N/A
eXp Realty

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











