



THE A-TEAM

RE/MAX FIRST

216 RANCRIDGE Bay, Calgary T3G 1V4

MLS@#: A2193958 Area: Ranchlands Listing Date: 02/27/25 List Price: \$850,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1980
Finished Floor Area: 2,234
Low Sqft: 2,234
Ttl Sqft: 2,234
Lot Sz Ar: 6,479 sqft
Lot Shape:

DOM

-0
Layout
Beds: 4 (4)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Cul-De-Sac,Pie Shaped Lot
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: None
Construction: Stucco,Wood Frame
Flooring: Carpet,Hardwood,Slate,Stone
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer
Int Feat: Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Den, Bedroom, Game Room, 2pc Bathroom, Dining Room, Family Room, Bedroom - Primary, Bedroom, Family Room, Storage, 4pc Bathroom with their respective levels and dimensions.

3pc Ensuite bath

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7910991**

Remarks

Pub Rmks: **Nestled in a peaceful cul-de-sac in the heart of Ranchlands, this beautifully updated home offers over 2,200 sq. ft. of thoughtfully designed living space on the main and upper floors. From the moment you step inside, you'll be captivated by the modern updates and warm, inviting ambiance. The newly redesigned kitchen is truly the heart of the home, featuring an abundance of cabinetry, generous counter space, and a spacious island that doubles as a kitchen table—perfect for gathering with family and friends. Stainless steel appliances complement the stunning maple hardwood floors, creating a stylish and functional space for any home chef. The main level boasts both a formal dining and living room at the front, as well as a cozy family room off the kitchen, complete with built-ins surrounding a charming wood-burning fireplace. A private den, convenient main-floor laundry, and a beautifully finished half bath with limestone accents complete the space. Upstairs, you'll find four generous bedrooms, including a lovely primary suite with a 3-piece ensuite featuring heated floors. An additional full bath serves the other bedrooms. The fully finished basement expands the living space even further, offering a large recreation room with a potbelly fireplace, an exercise area, and a versatile extra room that can be customized to fit your needs. New furnaces and A/C were added in 2021. The backyard is a great pie-shaped space with a large deck and hot tub. There is still plenty of room for the kids and pets to enjoy! With easy access to shopping, dining, and top-rated schools, this incredible home is ideally located for both convenience and comfort. Don't miss this opportunity to own a stunning, move-in-ready home in one of Ranchlands' most desirable locations!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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













