



**GRASSROOTS**  
REALTY GROUP

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**59 Ranchridge Crescent NW**  
**Calgary, Alberta**

**MLS # A2216125**



**\$675,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ranchlands  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 2,014 sq.ft.  | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Reverse Pie |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** Pergola and 2 garden sheds

Tucked away on a quiet street in vibrant Ranchlands, this charming 4-level back split home offers an inviting blend of comfort and function, just steps from two elementary schools, convenient shops and restaurants, and the community centre with its lively hockey rink. The main floor welcomes you with a bright kitchen, elegant dining room, and a cozy living room anchored by a wood-burning fireplace, perfect for creating lasting memories. Upstairs, discover two spacious bedrooms, two bathrooms, and a versatile loft office/den(which is easily converted into a 3rd bedroom up). The walkout lower level is a haven of relaxation, featuring a third bedroom, a bathroom, a laundry room, and a warm family room with a thermostat-controlled gas fireplace, opening to a sunny southwest deck and patio shaded by a stylish pergola, and completing the spacious yard is two convenient garden sheds. The fourth level, currently a hobbyist's delight, offers boundless potential as a play space, games room, or fitness area, alongside a practical utility room and workshop. A double attached garage provides ample storage and convenience. With modern upgrades including a 2022 furnace, water heater, air conditioning, and double/triple pane windows (most replaced in 2021, excluding basement windows), this home is a rare gem ready to shine with your personal touch. Call today for your private viewing!