



**GRASSROOTS**  
REALTY GROUP

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**15 Ranchridge Way NW**  
**Calgary, Alberta**

**MLS # A2229630**



**\$550,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** na

Welcome to a rare opportunity in Ranchlands, one of Calgary's most in-demand, fastest-appreciating neighbourhoods. This FULLY DETACHED 4-bed home with a DOUBLE ATTACHED GARAGE delivers unbeatable value for families, investors, or builders looking to enter the market with strength, and upside. Why This Property Makes Sense (on Every Level): Families: You're surrounded by schools &mdash; K to 12 &mdash; within a 5km radius. The C-Train is minutes away. Groceries, restaurants, daycare, gyms, clinics? All walkable. Instead of a townhome, you are getting a fully detached house with an attached double garage, backyard, 4 bedrooms, 2 bathrooms and lots of space to spread out. Investors/Builders: This is a well-maintained home with strong bones and incredible potential, ideal for a renovation project, conversion, or flip - you could get in below market with upside baked in. Location Advantages: Steps to Crowfoot Crossing&mdash; Co-op, Safeway, Starbucks, Cineplex, Joey's, The Keg, medical, banking, gyms and more Direct access to C-Train, University of Calgary, and major roadways Strong community vibe with parks, off-leash areas, and family amenities Live in it as-is, rent it out, or update it for serious equity gain. This is a strategic move in one of Calgary's best neighborhood's. Don't miss your chance to own a detached home in NW Calgary for the price of a townhome. Book your showing today. Opportunities like this don't last in Ranchlands.