



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

228 Ricardo Ranch Avenue SE
Calgary, Alberta

MLS # A2235354



\$659,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Builder Appliance Package		

**** CORNER LOT **** Brand New, Move in Ready Home built by Genesis Homes | The Orchid | Main Floor Bedroom & 3pc Bath | Top of the Line Finishes | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Barstool Seating | Pantry | Wide Plank LVP Flooring | Recessed Lighting | Expansive Living Space | Mud Room with Closet Storage | Upper Level Laundry | 3 Sizeable Bedrooms | 2.5 Bathrooms | Plus Carpet Flooring in the Bedrooms | Unfinished Basement | Basement Side Entry | 9Ft Basement Ceilings | Great Backyard | Deck | Rear Detached Double Garage | Alley Access | Steps Away from the Future Park. Welcome to your brand new 2-storey family home boasting 1,756 SqFt throughout the main and upper levels. Step inside to a foyer with closet storage for a clean and organized space. This home was designed with style and comfort at the forefront; wide plank LVP flooring, large windows, recessed lighting, high ceilings and more! The main level bedroom is perfect for multigenerational living or can be used as a home office. The great room is both spacious and comfortable. Next are the kitchen and dining room. The kitchen is outfitted with a sparkling quartz countertop, stainless steel appliances, ample cabinet space and a centre island with barstool seating. The pantry is a great addition to your dry goods storage. The dedicated dining room is ready for you to enjoy all your family meals. At the rear of the home is a mud room with closet storage and a door to your back yard and rear parking pad. The main level is complete with a 3pc bath with a walk-in shower. Upstairs you'll find 3 sizeable bedrooms all with plush carpet flooring. The primary bedroom has its very own 4pc ensuite bath and a walk-in closet. Bedrooms 2 & 3 share the 4pc bath with a tub/shower combo. The upper level walk-in laundry is every home owner's dream as its located

steps away from all bedrooms! The basement of this home includes rough-ins ready for a legal secondary suite subject to approval and permitting by the city/municipality with a separate entrance, & 9Ft ceilings. Outside is a great backyard outfitted with a deck and BBQ Gas line. The rear double detached garage supplies you with year round weather safe parking. Hurry and book a showing at this gorgeous brand new Genesis home today!