



GRASSROOTS
REALTY GROUP

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347 Ranchridge Bay NW
Calgary, Alberta

MLS # A2236337



\$750,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Sloped Up, ST		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Trampoline, (Vacuum system and sprinkler system are 'as is')

Your dream home awaits, a meticulously updated 1,428 sq. ft. raised bungalow tucked away at the end of a tranquil cul-de-sac in Ranchlands. Sitting on a generous 9000 sq. ft. pie-shaped lot, this property boasts a private, park-like backyard framed by mature trees—a serene oasis for family barbecues, quiet evenings, or playful afternoons with pets. With recent updates and upgrades transforming every corner, this 4-bedroom, 3-bathroom gem is move-in ready and designed for modern living. Step into a bright and welcoming main floor, where the open-concept living and dining area invites cozy gatherings around a wood-burning fireplace. Access the expansive 400 sq. ft. south-facing balcony from the dining room, offering panoramic views of the tree-lined street—perfect for morning coffees or sunset entertaining. The state-of-the-art kitchen, fully renovated in 2022, is a chef’s delight, featuring sleek Caesarstone countertops, a spacious island, new cabinets, a modern sink with a pot filler, and motion/light-activated undercabinet lighting for effortless ambiance. The primary suite is a true retreat, complete with a newly renovated ensuite (2024) boasting heated floors, and motion/light-activated undercabinet lighting, plus direct access to the deck overlooking the lush backyard. Two additional bedrooms and a stylish 4-piece bathroom complete the main level. The fully finished lower level, updated with plush carpeting, offers a versatile recreation room with a new fireplace (2022)—ideal for movie nights or a teen hangout. A fourth bedroom, a contemporary full bathroom (renovated in 2025), and a laundry room with a new washer/dryer (2023) add functionality. This home shines with recent upgrades, including vinyl planking throughout both levels, fresh paint, new interior (solid core on bedrooms) and exterior doors, and updated

baseboards and casings (2022). The furnace control board, air conditioner, and hot water tank have been serviced or upgraded (2023-2024) for peace of mind. Outside, a new backyard retaining wall, refreshed fencing, and a front gate (2024) enhance curb appeal, while a storage area under the deck keeps lawn essentials tidy. The oversized 26' x 24' garage, large enough for two full-size pickup trucks, offers abundant space for vehicles, tools, or a workshop. Ranchlands is a walker's paradise, with pathways, an off-leash dog park, and amenities like a pharmacy, veterinary clinic, restaurants, and Crowfoot Crossing's shopping and services all within reach. Families will love the proximity to two elementary schools, a skating rink, and a community centre, while commuters benefit from easy access to Crowchild and Stoney Trail. This home is more than a property—it's a lifestyle. Whether you're starting a family, downsizing, or seeking a forever home, 347 Ranchridge Bay NW offers unmatched comfort, modern elegance, and a warm community vibe!