



GRASSROOTS
REALTY GROUP

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244 Ranchridge Court NW
Calgary, Alberta

MLS # A2273569



\$689,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,962 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Wet Bar		

Inclusions: Solar Panels, Pool Table, Ping Pong Topper, Shed, Second Fridge in Basement

****OPEN HOUSE – Sunday, Dec.7th – from 2-4pm**** Tucked away on a quiet cul-de-sac, this 5 bedroom house with walkout basement is perfect for large families, or multi-generational living! Brand-new Solar Panels (free electricity feels pretty good these days), installed in 2025 with a 25 year warranty, and full Solar Club earnings available. If you decided to install Air Conditioning, that’s free A/C all summer long! Major updates include New Roof, New Furnace, New Deck, Fence and Garage Door – New Appliances – fridge, stove, and dishwasher (all as of 2021). Commuters are close to Crowfoot Station, with bus stop just steps away and full access to the Crowfoot Shopping District at your fingertips. Be sure to check out the virtual tour, aerial video footage. If you’re looking for quiet living, smart upgrades, and a home that actually pays you back – this is the one!