



**76 Ranchridge Drive NW
Calgary, Alberta**

MLS # A2276599

\$675,000



Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,185 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Beautifully maintained and fully renovated single-family home located in the well-established NW community of Ranchlands, close to schools, playgrounds, shopping, LRT, and all amenities. Fully remodeled approximately 3 years ago with extensive upgrades throughout. The main level features a modern island kitchen with quartz countertops, upgraded stainless steel appliances, breakfast nook, and a separate dining area overlooking the living room. The open concept living room offers vaulted ceilings, large windows, and a cozy fireplace. Several windows have been replaced, and others had glass panels updated in recent years. The spacious primary bedroom includes a remodeled 4-piece ensuite and large closet. A second bedroom and updated 3-piece bathroom complete the main floor. The fully finished basement with direct garage access features a third bedroom with large windows, brand-new 3-piece bathroom, and a large recreation room with fireplace and new windows. Enjoy the private backyard with matured trees, a brand-new 350 sq. ft. two-tier, low-maintenance deck. Additional upgrades include new roof shingles, new electrical and plumbing fixtures, engineered flooring, fresh paint, new doors, trims, baseboards, and three fully renovated bathrooms. Move-in ready and a must-see!