



**GRASSROOTS**  
REALTY GROUP

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**76 Ranchridge Drive NW**  
**Calgary, Alberta**

**MLS # A2276599**



**\$599,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, See Remarks
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Aluminum Siding , Brick
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, See Remarks, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**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!