



**303 Ranchridge Bay NW
Calgary, Alberta**

MLS # A2278074



\$774,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,569 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	n/a		

WALK OUT LOT | 6 BEDROOMS | 4 FULL BATHROOMS | 2 BEDROOMS ILLEGAL SUITE | QUIET CUL-DE-SAC | DOUBLE ATTACHED GARAGE | EXTENDED DRIVEWAY | Welcome to this beautiful family home, perfectly tucked away in a quiet cul-de-sac on a spacious northeast-facing, pie-shaped walkout lot in the well-established and highly convenient community of Ranchlands. With over 3,900 sq ft of total living space, this home offers the perfect blend of comfort, functionality and versatility;ideal for growing families or those who love to entertain. Recent upgrades include a new roof (June 2015), a fully renovated kitchen (2022), updated bathrooms (June 2025), and fresh interior paint and pot lights throughout (June 2025). Upon entering, you'll be welcomed by a bright and spacious living room with soaring ceilings that seamlessly flows into a formal dining area. Just beyond is a stylish, modern kitchen, recently updated with sleek cabinetry, a stainless steel appliance package and a massive pantry with built-in shelving for added convenience. The kitchen connects effortlessly to the dining area and opens into a generous family room featuring a cozy gas fireplace;perfect for warming up on cool winter evenings. From here, step through the patio doors onto a large deck, ideal for year-round entertaining while taking in breathtaking views of the mountains and Canada Olympic Park (C.O.P.). Not to be overlooked, the main floor also offers the convenience of a spacious bedroom and a full bathroom, making it perfect for guests, extended family or multi-generational living. The upper floor features a luxurious primary retreat complete with a spacious ensuite bathroom, offering the perfect space to unwind. You'll also find two additional well-sized bedrooms, a full family bathroom and a bright and expansive loft with a skylight;ideal as a home

office, reading nook or play area. The fully finished walkout basement adds exceptional value, featuring two bedrooms, its own kitchen, a comfortable living area, a 4-piece bathroom, a dedicated mudroom, ample storage space, and a separate laundry area—making it ideal for extended family, guests, or potential rental income. Not to be missed, the huge pie-shaped, fully fenced, and treed backyard offers a massive concrete patio—a perfect haven for family gatherings, summer barbecues, and year-round relaxation. To top it all off, a double attached garage with an extended concrete driveway offers ample parking and everyday convenience. This walkout home is your gateway to the ultimate lifestyle, offering a thoughtfully designed layout that fulfills every need and desire. Ideally located in Ranchlands, you'll enjoy close proximity to schools, parks, shopping, transit and more. Don’t miss your chance—schedule a private showing with your favorite realtor today before it's gone!