



**244 Ranchridge Bay NW
Calgary, Alberta**

MLS # A2296107



\$724,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,950 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Irregular Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, See Remarks, Solar Tube(s), Storage, Vaulted Ceiling(s), Wired for Sound, Wood Windows

Inclusions: Fridge, Stove, Dishwasher, Over the Range Microwave, Washer, Dryer, Freezer, Garage Control, Garburator, Window Coverings, Shed

The professionally renovated kitchen (2014) is both stylish and highly functional, featuring custom cabinetry, granite countertops, an induction range, dual sink setup, and added conveniences such as custom drawer inserts, garburators, a hot water dispenser, and under-cabinet and kick lighting. The main and upper levels provide a well-balanced layout with multiple bedrooms, including a bright and spacious primary retreat with walk-in closet and ensuite, along with comfortable secondary bedrooms and a full main bathroom. A standout feature of the home is the heated garage, complete with high ceilings, built-in shelving, cabinetry, and a mezzanine level—offering exceptional storage and workspace options. The fully finished basement adds further versatility with a large rec room, additional flex space, a bedroom, and a 3-piece bathroom. A dedicated workshop area is also located in the basement, complete with built-in work surfaces, air compressor hookup, and dust extraction system—ideal for hobbyists or those needing a functional workspace. Additional features include built-in speakers, a cozy wood stove, and thoughtfully integrated storage throughout. Major updates include the roof and skylight (2017), furnace (2011, serviced 2023), hot water tank (2020), windows, and a rubber-coated driveway (2019). Interior improvements such as updated bathrooms, newer flooring, and enhanced lighting details throughout the home contribute to its overall comfort. Situated in an established community close to parks, walking paths, schools, and everyday amenities, this property offers a balanced combination of functionality, comfort, and long-term value in a mature, well-connected neighbourhood.