



**436 Ranchridge Bay NW  
Calgary, Alberta**

**MLS # A2301281**



**\$774,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** N/A

Welcome Home! You will love this amazing family home in the desirable community of Ranchlands! This home is perfectly located in a quiet cul de sac within walking distance to schools, shopping and the many walking trails and amenities in this wonderful community! This home has been meticulously maintained and beautifully upgraded with many tasteful modern touches you must come and see for yourself! This home also features all the modern requirements, from the main floor office to the entertainer's dream kitchen with floor to ceiling cabinetry, built in appliances, granite counters and ample newer windows make this home so bright and sunny! The whole family will enjoy the huge retreat of a backyard with your own private gate access to the community. The basement is fully finished and offers even more space for gaming and entertaining. The upstairs offers three good sized bedrooms including your owners' suite that also features a full ensuite and a walk in closet. You will love living here!