



**43 Ranchridge Drive NW
Calgary, Alberta**

MLS # A2131347



\$639,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,456 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: See Remarks

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC1

Utilities: -

Inclusions: none

\$35000 price reduction!! Great curb appeal with double front attached garage. 2400 Square foot developed area, four level split that needs some work has great bones. Good size living room with dining area. Kitchen with nook over looking large family room with wood burning fire place. Den off the family room with a two piece bath and access to the garage. upstairs you will see three good size bedrooms. Large master suite with a sitting area and ensuite. Backs on to a quiet area.