



**123 Ranchridge Bay NW
Calgary, Alberta**

MLS # A2145992



\$779,900

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|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,893 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Insulated, RV Access | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbors | | |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Wood Siding | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows | | |
| Inclusions: | Large metal shed, basement fridge (Almond) and deep freeze. | | |

0.24 acre park-like, private lot and it comes with a beautiful 5-bedroom home. Let's start with this incredible, meticulously maintained, pie-shaped lot located on a quiet cul-de-sac (with awesome neighbors). It is surrounded by mature trees, shrubs, low maintenance landscaping, a large paving stone patio, and a dedicated RV parking pad. There is a 20' x 12' composite deck located off the family room where you will enjoy many summer evenings entertaining guests! Upon entering this home you are greeted by a beautiful cedar vaulted ceiling, gleaming hardwood floors and floor to ceiling windows flooding the area with natural light. The traditional living room & family room floor plan offers plenty of room for a large family. The main floor also features a convenient bedroom or office and laundry area. Double garden doors in the family room lead out to the large deck which also has a gas BBQ outlet. The upper floor has 3 bedrooms with the large primary bedroom featuring a balcony overlooking the gorgeous yard. The fully developed basement features another family room and entertainment area with a bar. Great for family games night! There is also a flex room which is currently used as an exercise room but was also used as an office previously, and a 5th bedroom with a full bathroom right beside it. There is lots of storage available in the utility room and in the 10' high garage. Along with the high garage ceiling, there is an 8' high garage door allowing access for taller vehicles or vehicles with roof cargo holders. Some of the upgrades to this include Supreme vinyl windows in 2013 as well as the primary bedroom patio door; new asphalt shingles in 2013; hot water tank in 2014; two furnaces in 2019; front door in 2020; Hardie board installed on the front of the house and the peak at the back of the house in 2021; all siding painted in

2021; and facias, soffits and eavestroughs replaced in 2021. Just move in and enjoy many years of these upgrades. Homes like this, on a lot like this, in a location like this, rarely become available! Don't miss out! Act quickly!