



**248 Ranchridge Court NW
Calgary, Alberta**

MLS # A2150496



\$769,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,942 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: Hot tub. Irrigation system is working but is presented in as-is condition.

Welcome to this charming home, located on a quiet cul-de-sac in upper Ranchlands. Bright and airy with a well laid out floor plan. The great room has vaulted ceilings with triple pane skylights(2016) flooding the area with natural light. The large renovated kitchen has granite, S/S appliances, tile backsplash, loads of cabinetry and a huge island overlooking both the dining and living rooms. The living room opens onto a lovely deck with access down to the lush backyard. Dining room has plenty of seating for large family gatherings. There is a main floor flex room currently used as an office but would work as a bedroom. Three piece bath and laundry also on this level. The upper level has a large primary bedroom with lots of room for a king size bed and a three piece ensuite. Two other nice size bedrooms and a 4 piece bath complete this level. Downstairs you will find two additional bedrooms, and a four piece bath. The family room has a free standing gas fireplace for cozy evenings in the winter. The rec room opens onto a shaded patio with hot tub and spills into your garden oasis. The private south facing yard has been thoughtfully planned out with both sunny and shaded areas for dining and conversation and backs onto a walking/biking path. The garage is insulated, has a newer garage door and a man door opening onto the side of the house. This home has been very well maintained with the following; newer furnaces - HE in 2019 and multi stage in 2010, main floor triple low E glass installed in 2016, and double pane windows upstairs approx. 2010, roof done in 2019 and attic insulation upgraded to R64 in 2020. Walking distance to schools, parks and transit and a quick 5 minute drive to the Crowfoot LRT, shopping and entertainment district, Library and YMCA. Call your favourite realtor to come and view this beautiful home or join us at the open house

on Saturday from 1:00-3:00.