

## 224 Ranchridge Bay NW Calgary, Alberta

**MLS # A2267296**



# \$750,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 4 Level Split                                                              |               |                   |
| <b>Size:</b>     | 2,087 sq.ft.                                                               | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, G |               |                   |
| <b>Lot Size:</b> | 0.27 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Beh     |               |                   |

|                    |                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Mid Efficiency, Forced Air, Natural Gas                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Linoleum                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows |                   |      |

**Inclusions:** Hose reel and hose on east side of house, Yard lights, Garden shed, Pergola, 2x rain barrels, Hot tub negotiable

Nestled in a serene cul-de-sac in Calgary's family-friendly Ranchlands community, 224 Ranchridge Bay NW is a beautifully maintained 4-level split on an expansive 11,603 sq ft (over a quarter acre) pie-shaped lot, enveloped by mature trees that ensure ultimate privacy while creating a playful paradise for kids—with gentle slopes perfect for winter tobogganing or summer slip-and-slide adventures. Step inside the welcoming large foyer, where the main level unfolds into a cozy family room with sliding doors to the deck and sprawling backyard, alongside a versatile den/office, convenient laundry room with direct deck access, and a 2-piece bath. Ascend to the upper level to discover three generous bedrooms and two full bathrooms—including the primary suite with a private balcony overlooking the lush yard—highlighted by a spacious 3-piece ensuite with luxurious heated floors. Over the past 16 years, this home has undergone extensive thoughtful updates: a cozy gas fireplace in the family room, furnace, modernized bathrooms, a stunning main-floor renovation opening the living and dining areas to a gourmet kitchen featuring a spacious island, energy-efficient exterior doors and Pela windows throughout the finished living spaces, a brand new water heater, 2017 shingles, 2018 insulation-backed vinyl siding, refreshed eaves, fascia, soffits, and stone accents, durable Duradek and railings on balconies, replaced much of the fencing, and sleek modern garage doors to boost curb appeal. The oversized garage boasts epoxy-coated floors, a 240V outlet, and room for two large vehicles. Just steps from public and Catholic elementary schools, abundant amenities, scenic walking paths, and lush community parks, this move-in-ready gem offers the perfect blend of comfort, style, and outdoor bliss.