



**436 Ranchridge Bay NW
Calgary, Alberta**

MLS # A2301281

\$715,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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 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! The newer windows make this home so bright and sunny on the inside while the whole family will enjoy one of the largest backyards in the area! You want land? This lot is massive and sure to impress! Featuring a covered deck you can enjoy all year long and with your own private backyard fence gate so you can access this amazing community from the backyard as well. The basement is fully finished and offers even more space for gaming and entertaining, a full bathroom and a nice wet bar. 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!