



**216 Ricardo Ranch Drive SE
Calgary, Alberta**

MLS # A2306804



\$665,350

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to 216 Ricardo Ranch Drive SE - a beautifully designed Elm model by Brookfield Residential, ideally situated on a corner lot across from a park and playground in the growing community of Seton Ridge. Offering over 1,500 sq. ft. of thoughtfully planned living space above grade, this move-in ready home features 3 bedrooms and 2.5 bathrooms above grade, plus a fully developed 2-bedroom, 1-bathroom legal basement suite - delivering exceptional flexibility, modern design, and long-term value. Step inside to a bright and inviting main floor, where the open-concept layout is designed for both everyday living and entertaining. The kitchen serves as the heart of the home, featuring a gas range, chimney hood fan, and a functional layout that flows seamlessly into the dining and living areas. The living room is anchored by a stylish electric fireplace, creating a warm and comfortable atmosphere. Thoughtful upgrades, including railing throughout and a vanity in the powder room, add both style and functionality, while additional side windows enhance natural light and architectural appeal. A convenient 2-piece powder room completes the main level. On the upper level, you'll find three well-appointed bedrooms, including a spacious primary retreat featuring a walk-in closet and a beautifully finished ensuite with a tiled shower. Two additional bedrooms, a full bathroom, a bonus room, and upper-level laundry complete the upper floor, offering a practical and family-friendly layout. The fully developed 2-bedroom legal basement suite is a standout feature, complete with its own separate laundry - ideal for multi-generational living or as a potential income-generating opportunity. Outside, the home continues to impress with a finished deck, gas line for your BBQ, gemstone lighting, and a fenced yard - perfect for relaxing or entertaining. The corner lot location

across from green space and a playground adds to the home's appeal, offering both privacy and convenience. Seton Ridge offers the perfect balance of natural surroundings and urban accessibility. Enjoy close proximity to the South Health Campus, Seton YMCA, and a wide variety of shopping, dining, and entertainment options, along with access to pathways, parks, and the Bow River. Combining thoughtful design, flexibility, and an unbeatable location, this is a home you won't want to miss. Built by Brookfield Residential, this home includes builder warranty and Alberta New Home Warranty for total peace of mind.