



**76 Ranchridge Drive NW
Calgary, Alberta**

MLS # A2320111



\$615,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,165 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Back Lane, Street		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		
Inclusions:	N/A		

Ideally suited for an established family seeking modern versatility and turnkey convenience, this beautifully maintained and fully renovated single-family home is located in the highly desirable, well-established northwest community of Ranchlands. Situated just minutes from top-rated schools, playgrounds, premier shopping, the LRT, and a wealth of local amenities, this property offers the perfect balance of suburban tranquility and urban connectivity. The residence was extensively remodelled approximately three years ago, showcasing premium craftsmanship and high-end upgrades throughout a highly functional floor plan designed to adapt to a growing family's needs. The main level boasts an inviting open-concept living room highlighted by soaring vaulted ceilings, large architectural windows that flood the space with natural light, and a cozy fireplace centerpiece. This area flows seamlessly into the gourmet island kitchen, which comes fully modernized with elegant quartz countertops, upgraded stainless steel appliances, a functional breakfast nook, and a separate formal dining area overlooking the main living space. Several windows on this level have been entirely replaced, while others have had their glass panels updated in recent years to enhance efficiency and aesthetic appeal. For accommodations, the generous primary bedroom serves as a private retreat, featuring a completely remodelled four-piece ensuite and an expansive closet. A well-appointed second bedroom and an updated three-piece bathroom complete the main level. Downstairs, the fully finished basement offers incredible versatility for an established family, featuring direct access to the garage, a massive recreation room with a second fireplace, a private third bedroom with large windows, and a brand-new three-piece bathroom. This lower level is ideal for older children, guests, or a

dedicated home office setup. The quality extends outdoors into a private, maturely treed backyard oasis featuring a brand-new, 350-square-foot two-tier, low-maintenance deck that is perfect for outdoor dining and family gatherings. Giving you ultimate peace of mind, the home features a wealth of structural and mechanical updates, including a new roof, engineered flooring, fresh contemporary paint, new doors, updated trim, and modern electrical and plumbing fixtures. Move-in ready with unparalleled versatility, this Ranchlands gem is the ultimate place for a family to call home.