



**31 Ranchridge Way NW
Calgary, Alberta**

MLS # A2326050



\$689,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,651 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Laminate Counters		

Inclusions: vacuum system "as is", ring doorbell, garage door cameras

Location, location, location! This unique home is ideally situated on a beautiful tree-lined street, just minutes from the amenities of Crowfoot Crossing, Market Mall, Northland Village, Co-op, the C-Train station, public transportation, schools, parks, and walking paths. Enjoy quick access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard, making commuting anywhere in the city a breeze. Offering outstanding curb appeal with mature landscaping, this home welcomes you with a spacious front deck. Inside, you'll discover a distinctive multi-level design with over \$80,000 in upgrades and improvements completed over the past few years. This home also boasts over 2100 sq ft of living area. A few steps up from the entry is a bright and spacious living room and dining room combination. The functional kitchen offers an abundance of cabinetry, some newer appliances, a built-in pantry with a convenient pull-out spice rack, and access to a private balcony outfitted with gas line for BBQ. A few steps above, the inviting family room features a roughed in chimney insert for a wood burning stove, along with custom built-in bookshelves and another private balcony. This level also includes a generously sized bedroom with ample closet space and a four-piece bathroom. Just below the main entry, while still above grade, you'll find the impressive master bedroom featuring double closets, a four-piece ensuite, and its own private balcony. This level also includes a third bedroom and a convenient two-piece bathroom for guests. The lower level offers a spacious recreation room, laundry area, and utility room, providing plenty of additional living and storage space. Just a few steps down is the double attached garage, offering ample room for vehicles, storage, or a workshop. The top two levels feature newer vinyl plank flooring, while the rec room features laminate flooring

and the bathrooms have ceramic tile. Extensively updated, this exceptional home includes new windows (2023), shingles (2022), custom window coverings (2023), furnace and hot water tank (2015), refrigerator and freezer (2019), Bosch dishwasher (2023), and newly replaced decks (2025). Additional features such as the oversized double attached garage, multiple private balconies, unique design, and outstanding location make this home truly stand out. A rare opportunity to own a distinctive, beautifully maintained home in an established neighborhood close to every convenience. Pride of ownership is evident throughout—this home shows 10 out of 10 and must be seen to be fully appreciated!