



GRASSROOTS
REALTY GROUP

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76 Ranchridge Way NW
Calgary, Alberta

MLS # A2329113



\$600,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Shed		

*** OPEN HOUSE: Saturday, July 18th 12:00 - 2:00 PM*** Beautiful renovations, thoughtful upgrades and an exceptional family setting come together in this move-in ready home in Ranchlands. Bright, welcoming spaces are enhanced by a neutral colour palette, luxury vinyl plank flooring and oversized new triple-pane windows that fill the home with natural light while improving year-round comfort and efficiency. A vaulted living room creates an impressive sense of space, while the adjoining dining area flows seamlessly into the heart of the home for effortless entertaining. Gather around the peninsula island in the completely reimagined kitchen where quartz countertops, an Ames tile backsplash, abundant cabinetry, open shelving, premium Bosch and KitchenAid appliances, an induction stove and a spacious layout create a true chef's workspace. Settle into the adjoining family room where a wood-burning fireplace, striking navy feature wall and large windows create a warm, inviting place to relax. Stylish updates continue into the beautifully refreshed powder room featuring a quartz vanity. Upstairs, the primary retreat feels like a boutique hotel with wall-to-wall built-in wardrobes leading into a luxurious 5-piece ensuite complete with dual sinks, an oversized multi-head shower and a deep soaker tub. Two additional bedrooms share an updated 4-piece bathroom, creating excellent space for family or guests. Movie nights, games and everyday flexibility await in the fully renovated basement featuring a spacious recreation room, a 4th bedroom, generous storage and a stunning designer bathroom finished with an oversized Riobel shower and elegant gold accents. Outside, the 2-tier deck easily accommodates summer barbecues, outdoor dining and quiet evenings while overlooking the grassy backyard. Convenient lane access separates the yard from the

greenspace and playground beyond, giving children extra room to explore while maintaining privacy at home. An oversized storage shed adds valuable space for seasonal equipment and outdoor gear. Extensive improvements include triple-pane Lux windows and new front and rear doors completed in 2026, black exterior window frames, new black aluminum railing, luxury vinyl plank flooring throughout the main floor and stairs, updated trim and baseboards, refreshed ceilings, renovated basement, water softener, Ecobee thermostat wiring, new decks with a privacy wall, a 2025 storage shed, shed shingles completed in 2025 and roof shingles on the home replaced approximately 5 years ago. Life in Ranchlands means enjoying abundant natural spaces, playgrounds and off-leash dog parks within walking distance, along with nearby schools, sports fields, tennis & basketball courts, an outdoor rink, pathways, the active community centre and quick access to Crowfoot shopping, restaurants, transit and the LRT.