



GRASSROOTS
REALTY GROUP

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127 Ranchridge Court NW
Calgary, Alberta

MLS # A2334295

\$798,000



Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s)		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: Two Sheds, two raised garden bed planters, fire pit, 2 garage door remotes, NUVO Audio Control system

THIS ONE'S A GEM! Perfectly situated on a huge pie lot (8,600 sq ft) at the end of a quiet cul-de-sac, this beautiful home has undergone a top-to-bottom, high-quality renovation over the past thirteen years and is ready for you to move in and enjoy! Pride of ownership is evident at every turn. Refinished maple hardwood floors carry through most of the living space which begins with a spacious front living room with large windows overlooking the scenic front yard trees. The adjoining dining room accommodates a large table, and you'll love the bright kitchen featuring updated cabinetry, genuine stone tiles with in-floor heating, quartz counters, premium stainless appliances (new fridge 2023), and access to the large side-yard deck! Upstairs is host to three bedrooms including a king-sized master boasting a 4pc ensuite with heated floors and a jetted tub, and dual closets with custom built ins. A second full bathroom completes the upper level. Down a few steps is the walkout level which features a large family room with cozy wood-burning fireplace, a flex space which could be easily converted to a fourth bedroom, 3pc bathroom, and laundry with 2024 washer and dryer. You'll appreciate the convenience of direct yard access! The lower level offers a great space for a gym, hobby room or storage. The massive pie lot, with over 300 linear feet of gorgeous cedar fencing, features many mature trees and ample space to play, relax & entertain. There's a large deck, dog run, firepit, convenient storage shed and a custom-built greenhouse/art studio with power that could easily be repurposed as a home office. Don't forget the attached double garage with high ceilings, ample storage and a 60 amp subpanel with capacity for electric car chargers, plus there's easy access for RV parking from the back lane as well. Other notable features

include maple baseboard and casing throughout, solid core maple veneer interior doors, in-ceiling speakers in several rooms with a NUVO audio control system, and a Broan HRV (heat recovery ventilator). Exterior upgrades include a beautiful carriage door on the garage, Hardy Board siding, Malarkey 50 year shingles (2015), triple-pane Fir/Metal clad Kolbe windows and double-pane Fir Kolbe doors throughout. Recent upgrades include central A/C (2025), hot water tank (2025), Radon Mitigation System, Reverse Osmosis water filter in kitchen, and a PENTAIR water softening system. Unbeatable location: walking distance to 3 off-leash parks, 2 schools (800m to Ranchlands School K-6), several parks and playgrounds, and the Crowfoot Shopping Center is a short distance away. Come and see for yourself, you'll be glad you did!