



GRASSROOTS
REALTY GROUP

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96 Ranchridge Drive NW
Calgary, Alberta

MLS # A2350377

\$549,999

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,478 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Stone, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Play Structure, Shed In Backyard, Trampoline, Gazebo

BIG LOT. BIG POTENTIAL. SIX BEDROOMS! Welcome to an exciting opportunity in the established and sought-after NW Calgary community of Ranchlands! Offering a unique reverse walkout bungalow design, SIX full bedrooms, and an expansive lot with no rear neighbours, this is a property packed with possibilities! With three bedrooms upstairs and three more on the lower level, this home offers an incredibly versatile layout with plenty of room for growing families, multigenerational living, a home office, or whatever life has in store. The kitchen has already enjoyed a refresh, while other cosmetic improvements provide a great starting point for someone looking to add their own style and finishing touches. And while there's still room to roll up your sleeves and make it your own, some of the big-ticket improvements have already been taken care of, including a newer roof, windows, furnace, and an on-demand hot water system! Outside, the generous lot is a standout feature, offering plenty of outdoor space and the added privacy of NO REAR NEIGHBOURS! An oversized front-attached single garage adds everyday convenience and extra room for storage. Whether you're a growing family looking for space to spread out, a savvy buyer ready to build some sweat equity, or someone who simply recognizes the potential of a great property on a fantastic lot, this Ranchlands home deserves a closer look.