



GRASSROOTS
REALTY GROUP

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71 Ricardo Ranch Avenue SE
Calgary, Alberta

MLS # A2351365

\$999,900

Division:	Ricardo Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

**** Brand New Genesis Home with a Legal 2 Bedroom Basement Suite | Show Home Leaseback Opportunity **** Welcome home to the Calaria II designed & built by Genesis Homes. This thoughtfully designed home is being offered with a rare show home leaseback opportunity where Genesis pays all utilities, completes regular home maintenance, professionally cleans the home weekly, & the one year warranty begins after the leaseback term ends. Benefit from capital appreciation before you move in! This incredible home features a main level flex room, an open floor plan with high ceilings, an open-to-below floorplan, dual primary bedrooms, an upper level loft, air conditioning, a double attached garage with side door access, a legal 2 bedroom basement suite & more! Boasting 2,534 SqFt throughout the main & upper levels & an additional 878 SqFt in the legal basement suite, this home is full of living space. Step inside the front door to a wide foyer with built-in bench, closet storage & durable LVP flooring. The main level is masterfully curated for both style & comfort with two living rooms; the first is a formal living room featuring a stunning open-to-below ceiling complimenting the vast size of this home. The formal living has a 50" electric fireplace with an accent wall, this room blends seamlessly into the dedicated dining room. Move further inside & experience a home made for entertaining; an open concept chef inspired kitchen & great room. The kitchen is outfitted with sparkling quartz countertops, blue herringbone backsplash, gas to range, ample cabinet storage, full height cabinets to the ceiling, stainless steel builder appliance package, & a convenient butler's pantry plus walk-in pantry for exceptional storage. The centre island with barstool seating is perfect for casual meals & gathering with family & friends. The great room has a door leading to your

expansive 28' x 8' rear deck complete with gas line for your BBQ. Large windows throughout the main level flood the home with natural light. This level is complete with a 2pc bath. Walk up the plush carpet staircase with spindle railing to your upper level oasis. Upstairs holds 4 bedrooms- a primary & 3 additional bedrooms! The primary bedroom opens with french doors to a vaulted ceiling expansive retreat & is paired with a walk-in closet & 4pc ensuite bath. Bedrooms 2, 3 & 4 share the 5pc bath with a double vanity sink and tub/shower combo. The upper level loft is a perfect family lounge space. The walk-in laundry room with washer & dryer included is ideally located near all bedrooms. Downstairs, the 9' basement offers a bright & spacious 2 bedroom legal basement suite with separate entry, private laundry, & direct access to the 28' x 8' concrete basement patio. The legal suite adds exceptional value & flexibility for extended family or rental income. Hurry and book your showing at this incredible brand new Genesis Show Home today!