



## 303 Ranchridge Bay Calgary Alberta

\$849,900

WALK OUT LOT | 6 BEDROOMS | 4 FULL BATHROOMS | 2 BEDROOMS ILLEGAL SUITE | QUIET CUL-DE-SAC | DOUBLE ATTACHED GARAGE | EXTENDED DRIVEWAY | Welcome to this beautiful family home, perfectly tucked away in a quiet cul-de-sac on a spacious northeast-facing, pie-shaped walkout lot in the well-established and highly convenient community of Ranchlands. With over 3,900 sq ft of total living space, this home offers the perfect blend of comfort, functionality and versatility--ideal for growing families or those who love to entertain. Recent upgrades include a new roof (June 2015), a fully renovated kitchen (2022), updated bathrooms (June 2025), and fresh interior paint and pot lights throughout (June 2025). Upon entering, you'll be welcomed by a bright and spacious living room with soaring ceilings that seamlessly flows into a formal dining area. Just beyond is a stylish, modern kitchen, recently updated with sleek cabinetry, a stainless steel appliance package and a massive pantry with built-in shelving for added convenience. The kitchen connects effortlessly to the dining area and opens into a generous family room featuring a cozy gas fireplace--perfect for warming up on cool winter evenings. From here, step through the patio doors onto a large deck, ideal for year-round entertaining while taking in breathtaking views of the mountains and Canada Olympic Park (C.O.P.). Not to be overlooked, the main floor also offers the convenience of a spacious bedroom and a full bathroom, making it perfect for guests, extended family or multi-generational living. The upper floor features a luxurious primary retreat complete with a spacious ensuite bathroom, offering the perfect space to unwind. You'll also find two additional well-sized bedrooms, a full family bathroom and a bright and expansive loft with a skylight--ideal as a home office, reading nook or play area. The fully finished wa...

4pc Bathroom 6.92 Ft x 12.00 Ft

Bedroom 24.50 Ft x 13.33 Ft

Bedroom 17.00 Ft x 11.75 Ft

Kitchen 9.25 Ft x 11.75 Ft

Laundry room 6.67 Ft x 9.42 Ft

Other 6.17 Ft x 8.75 Ft

Breakfast 9.58 Ft x 9.25 Ft

Dining room 10.00 Ft x 12.25 Ft

Family room 18.00 Ft x 13.92 Ft

Kitchen 15.25 Ft x 13.83 Ft

Living room 14.00 Ft x 16.67 Ft

4pc Bathroom 11.42 Ft x 10.25 Ft

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Listing Presented By:



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Storage

17.83 Ft x 10.58 Ft

Furnace

6.83 Ft x 11.75 Ft

4pc Bathroom

7.25 Ft x 11.83 Ft

Bedroom

13.67 Ft x 11.83 Ft

5pc Bathroom

11.08 Ft x 12.33 Ft

Bedroom

10.33 Ft x 12.25 Ft

Bedroom

10.00 Ft x 12.25 Ft