

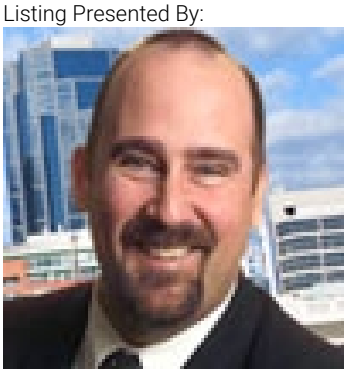
123 RICARDO RANCH Drive Calgary Alberta

$589,900

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1762 SF above grade with ALL THE BASEMENT ROUGH IN'S FOR A LEGAL TWO BEDROOM, TWO BATHROOM SUITE (subject to city approvals and permits) W/SEPARATE ENTRANCE. This beauty is perfectly situated in Seton Ridge, across from a park, sports field & future school AND siding onto an amazing park / tot lot that's so amazing, even parents will want to play! SETON RIDGE, Calgary's newest urban hub directly south of Seton with sweeping views of the Bow River Valley & minutes from the bustling Seton Urban District with its restaurants, theatres, shopping, and essential services. Residents will love access to the SHOA Club, a 14,000 sq. ft. recreation facility. You'll love the views & value the privacy of no homes in front of yours! Step into a life of luxury and convenience where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. The COHEN offers a sprawling 1762 sf of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including chimney fan, and built-in microwave. The engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. On the main floor you'll also find a FLEX ROOM that can be used as a home office, guest bedroom or playroom. and half ba...

Kitchen 13.25 Ft x 13.00 Ft
Living room 14.25 Ft x 13.50 Ft
Dining room 13.00 Ft x 9.08 Ft
Other 10.00 Ft x 7.92 Ft
2pc Bathroom 4.92 Ft x 4.67 Ft
Bedroom 10.92 Ft x 8.50 Ft
Bedroom 14.33 Ft x 8.08 Ft
Primary Bedroom 15.50 Ft x 11.33 Ft
Bonus Room 10.92 Ft x 8.42 Ft
Laundry room 6.75 Ft x 4.92 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
4pc Bathroom 10.50 Ft x 5.08 Ft

Listing Presented By:



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