



## 355 Ranchridge Court Calgary Alberta

\$649,000

Welcome to this lovingly cared-for home in the popular Ranchlands area of Calgary. With over 2,100 square feet of updated living space, this home is perfect for both entertaining and everyday comfort. As you enter, you'll notice the large living room featuring a striking brick fireplace and beautiful oak hardwood floors, setting a cozy and welcoming tone. The main floor also includes a formal dining room and a roomy breakfast nook right next to the kitchen, making it great for gatherings. Upstairs, you'll find a flexible space with custom natural woodwork, ideal for a home office or extra living area. The spacious primary bedroom comes with its own ensuite bathroom, and there's a second bedroom and a full 4-piece bathroom on this level as well. The lower level is designed for fun and relaxation, with a large family room, a wet bar, and a second charming wood-burning fireplace. There's also a third big bedroom, a 3-piece bathroom, and a laundry area with nearly new stackable washer and dryer (2024). The basement provides even more space with a large family/recreation room and a huge storage area that you can customize to your liking. Recent updates include fresh interior paint (2023), new air conditioning (2023), and a roof that's about 5 years old. Plus, there are additional electrical upgrades for a backup power source. Located in the vibrant Ranchlands community, this home is close to local amenities, parks, and great schools. It's a fantastic place to live and enjoy everything Calgary has to offer. Come see this wonderful home for yourself—you won't be disappointed! Schedule your private showing with your favourite agent today! (id:6769)

4pc Bathroom 5.00 Ft x 7.42 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 13.42 Ft x 10.75 Ft

Other 11.83 Ft x 11.75 Ft

Primary Bedroom 11.75 Ft x 19.33 Ft

Recreational, Games room 35.08 Ft x 16.75 Ft

Furnace 14.25 Ft x 10.92 Ft

3pc Bathroom 8.42 Ft x 5.33 Ft

Bedroom 11.83 Ft x 13.17 Ft

Laundry room 5.75 Ft x 8.75 Ft

Family room 12.50 Ft x 16.58 Ft

Breakfast 7.33 Ft x 9.75 Ft

Dining room 12.08 Ft x 9.92 Ft

Kitchen 8.25 Ft x 9.42 Ft

Living room 15.67 Ft x 18.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<https://www.greatalbertahomes.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca