



## 52 Ricardo Ranch Avenue Calgary Alberta

\$715,700

Welcome to this newly built quick possession home by Partners Homes, featuring a fully developed two-bedroom, two-bathroom legal basement suite. This property is the perfect investment opportunity or an ideal setup for extended family living, offering both flexibility and long-term value. The main floor is thoughtfully designed with a versatile flex room at the front of the home, perfect for a home office, playroom, or hobby space. The open-concept layout includes a spacious kitchen with a large island, ample storage, and durable, stylish finishes. The adjoining dining and living areas provide plenty of room for everyday living and entertaining. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and ensuite bathroom. Two additional bedrooms, a spacious bonus room, and a convenient upper-level laundry room add to the home's practicality and family-friendly design. The fully developed legal suite is a standout feature, complete with its own private side entrance and separate mechanical room, ensuring privacy and ease of maintenance. This legal suite includes two generously sized bedrooms, two bathrooms, a well-equipped kitchen, and a comfortable living space. With high-quality finishes matching the main level, this legal suite is ideal for tenants or extended family members. Located in Logan Landing, this home is surrounded by natural beauty, including pathways, parks, and access to the Bow River. The community offers the perfect balance of outdoor activities and everyday conveniences, making it an attractive place to call home. Whether you're an investor seeking a smart addition to your portfolio or a homeowner needing space for extended family, this home delivers on all fronts. Contact us today to schedule your showing! (id:6769)

Bonus Room 12.75 Ft x 9.75 Ft

Bedroom 8.42 Ft x 13.08 Ft

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Primary Bedroom 11.83 Ft x 11.75 Ft

4pc Bathroom 8.67 Ft x 5.17 Ft

Laundry room 6.50 Ft x 5.00 Ft

4pc Bathroom 8.67 Ft x 5.17 Ft

Bedroom 10.50 Ft x 10.50 Ft

Kitchen 12.25 Ft x 10.17 Ft

Recreational, Games room 12.25 Ft x 13.42 Ft

Furnace 5.25 Ft x 3.50 Ft

Other 11.08 Ft x 8.58 Ft

2pc Bathroom 6.00 Ft x 5.00 Ft

Living room 11.75 Ft x 15.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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4pc Bathroom 4.92 Ft x 7.92 Ft

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Bedroom 10.75 Ft x 12.00 Ft

Dining room 12.67 Ft x 7.17 Ft

Kitchen 12.25 Ft x 15.92 Ft