

# \$675,000 - 59 Ranchridge Crescent Nw, Calgary

MLS® #A2216125

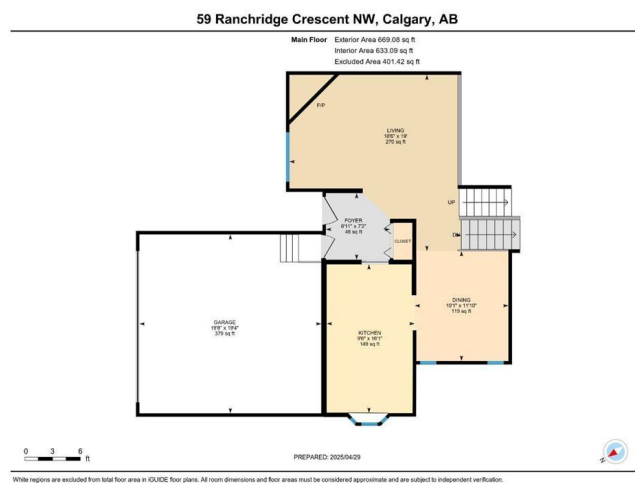
**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,014 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Tucked away on a quiet street in vibrant Ranchlands, this charming 4-level back split home offers an inviting blend of comfort and function, just steps from two elementary schools, convenient shops and restaurants, and the community centre with its lively hockey rink. The main floor welcomes you with a bright kitchen, elegant dining room, and a cozy living room anchored by a wood-burning fireplace, perfect for creating lasting memories. Upstairs, discover two spacious bedrooms, two bathrooms, and a versatile loft office/den(which is easily converted into a 3rd bedroom up). The walkout lower level is a haven of relaxation, featuring a third bedroom, a bathroom, a laundry room, and a warm family room with a thermostat-controlled gas fireplace, opening to a sunny southwest deck and patio shaded by a stylish pergola, and completing the spacious yard is two convenient garden sheds. The fourth level, currently a hobbyist's delight, offers boundless potential as a play space, games room, or fitness area, alongside a practical utility room and workshop. A double attached garage provides ample storage and convenience. With modern upgrades including a 2022 furnace, water heater, air conditioning, and double/triple pane windows (most replaced in 2021, excluding basement windows), this home is a rare gem ready to shine with your personal touch. Call today for your private viewing!



Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216125      |
| Price          | \$675,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,014         |
| Acres          | 0.12          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 59 Ranchridge Crescent Nw |
| Subdivision | Ranchlands                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 1T7                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating           | High Efficiency, Forced Air  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Wood Burning  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Street Lighting, Views, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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