

**59 Ranchridge Crescent NW
Calgary, Alberta**

MLS # A2216125



\$665,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,014 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Reverse Pie		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pergola and 2 garden sheds

Open House Saturday, June 7th, 1-3pm. 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!