

# \$719,900 - 63 Ranchridge Drive Nw, Calgary

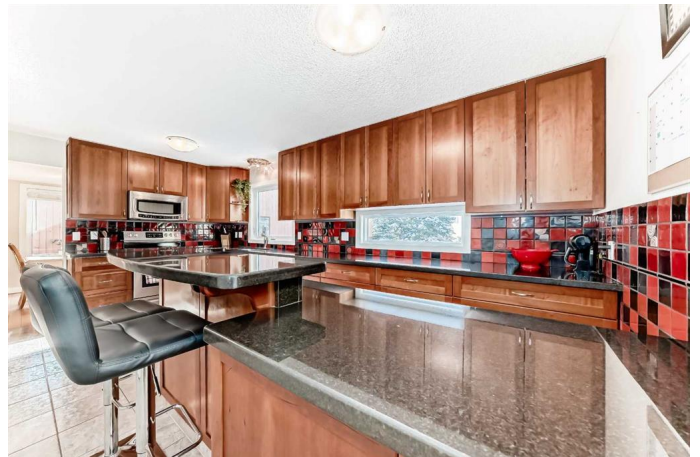
MLS® #A2198598

**\$719,900**

4 Bedroom, 3.00 Bathroom, 1,972 sqft  
Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

This rare 4-bedroom home tucked away in Ranchlands offers plenty of space for your growing family, with a living room and family room & dining room on the main floor. Meal preparation is a breeze in the spacious kitchen, featuring abundant cupboard storage and ample room to cook without feeling crowded. A convenient 2-piece bathroom and laundry room complete this level. Step outside from the main floor to your large yard ideal for barbecuing while watching the kids play in the newly landscaped backyard that includes irrigation. The oversized double garage, newer garage door, and additional space for a small RV and all your toys make this home even more desirable. Stay cool and comfortable all summer with central air conditioning, and enjoy peace of mind with newer windows that enhance energy efficiency. Top it off with a newer furnace and roof! Cleaning is a breeze with hardwood and tile flooring throughout the home. Upstairs, four well-sized bedrooms provide endless possibilitiesâ€”kidsâ€™ rooms, a home office, or a craft space. The master bedroom features an ensuite with a makeup desk, offering a private retreat. The basement is drywalled and ready for your creative ideas to transform this enormous space into whatever suits your needs. Donâ€™t let this incredible opportunity slip awayâ€”schedule your showing today!



Built in 1981

## Essential Information

MLS® #	A2198598
Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,972
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	63 Ranchridge Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1V9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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