

\$605,000 - 412 Ranchridge Bay Nw, Calgary

MLS® #A2217824

\$605,000

4 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

Fantastic opportunity! Located on a SOUTH facing PRIVATE lot on a quiet cul-de-sac in the heart of RANGLANDS. Just steps away from Parks, Playgrounds, Schools, Community Center, LRT, Shopping + Restaurants. This 4-level split boasts a massive 2690+ sqft of total developed living space, 4 bedrooms, 3 full baths, with tons of upgrades including NEW Roof, Deck, Concrete, Windows + Doors. Airy front entry leads to OPEN spacious living room w/ bay windows seamlessly connecting to the dining area + kitchen featuring newer ss appliances, ample counter space + subway backsplash. Upstairs you will find 2 good sized bedrooms, 4pc bath + LARGE primary bedroom w/ balcony, walk-in closet + Updated 4 pc ensuite (2020). Lower level includes spacious family room w/ brick fireplace + built-ins, easy access to low maintenance SOUTH facing backyard w/ MASSIVE Deck + Cooking Area equipped with Concrete Countertop (2024) perfect for barbecuing and entertaining. 4th bedroom, 3 pc bath + Updated Laundry Room (2021) complete the lower level. The basement features a functional family/rec room + Large storage room. Additional updates and features include Newer HWT, Windows + Doors (2018), Roof (2024), Garden wall (2024) Large shed w/ Playhouse, Oversized driveway + side concrete pad for car/trailer (2023). Quick access to Crowchild + walking distance to schools, parks, playgrounds, LRT + Crowfoot Crossing. Exceptional property!



Built in 1981

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217824 |
| Price | \$605,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,888 |
| Acres | 0.10 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 412 Ranchridge Bay Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1V6 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Storage |
| Appliances | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description | Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 15 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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