

39 Ranchridge Crescent
Calgary, Alberta

MLS # A2196768



\$619,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,196 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

**** OPEN HOUSE: Saturday, Mar. 15th 12-2pm and Sunday, Mar. 16th 1-3pm ** Charming & Updated 4-Level Split in Ranchlands!**
Nestled in the heart of this family-friendly community, this 5-bedroom, 3-bathroom detached home offers over 2,000 sq ft of living space, providing the perfect combination of character, comfort, and modern updates. Recently freshly painted with newly updated flooring and an upgraded kitchen, this home is move-in ready! The functional 4-level split layout provides a bright and open feel, offering ample space for families, entertaining, or multi-generational living. The cozy living areas and spacious bedrooms ensure comfort for everyone. Enjoy the convenience of being close to schools, beautiful parks, the train station, and major roadways, making commuting and daily errands a breeze. The private backyard offers a great space for relaxation or entertaining. Whether you're a growing family or looking for a well-located investment, this home is a fantastic opportunity. Don't miss out—schedule your showing today!