

780-978-0157
jenniferstudent@me.com

**344 Ranchridge Bay NW
Calgary, Alberta**

MLS # A2204177



\$625,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,837 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV mount in the living room, Wall unit and desk in the main floor bedroom, Attached shelving/workbench in the basement and garage, dryer is "as-is"

*** OPEN HOUSE: Saturday, March 22nd 12-3 PM and Sunday, March 23rd 2-4 PM *** Attention renovators and handy homeowners, check out this amazing opportunity to build sweat equity! Situated on a huge pie-shaped lot within a quiet cul-de-sac sits this mostly original home with great bones and immense potential. With almost 3,000 sq. ft of living space, 4 bedrooms and 3 full bathrooms, the soaring cathedral ceilings in the foyer provide an immediate wow factor. Vaulted, cedar-panelled ceilings in the living room gives warmth and casual elegance and connects to the formal dining room - perfect for entertaining. The kitchen has stainless steel appliances and extra counterspace with the peninsula island and a window above the sink to keep an eye on the kids playing in the backyard. The adjacent eating nook easily accommodates family meals with oversized windows framing tranquil backyard views. Sit back and relax in front of the stone encased fireplace flanked by built-ins in the large family room. Patio sliders lead to the large rear deck encouraging a seamless indoor/outdoor lifestyle. The main level also has a bedroom/den great for a home office but with a 3-piece bathroom also on this level, it is also ideal for guests or people with mobility issues. The primary bedroom on the upper level features a walk-in closet and a private, accessible ensuite. Two additional bedrooms and another full bathroom completes the upper level. The partially developed basement is ideal for entertaining and games with 2 massive rec rooms, one with a custom bar and the other with a fireplace - ideal for gathering with family and friends. Oak wainscoting is already in place on the lower half of the walls plus recessed valance lighting and the large custom bar is partially complete awaiting your finishing touches. Ample storage, a newer furnace and hot water tank and a roof in

good condition pre-inspected (report in supplements) further add to your comfort and convenience. Plus an oversized double garage will please the handyman or auto enthusiast! Outside, enjoy soaking up fresh air on the expansive deck in the huge, private backyard where you can host casual barbeques or simply delighting in lazy weekends spent lounging. Enjoy the built-in firepit, mature perennial gardens, saskatoon and raspberry bushes and concrete steps to the upper lawn and gardens with lots of room to grow your own organic vegetables plus plenty of space to play. Mountain Ash trees and lovely shrubs add to the privacy. Ideally located in the family-oriented neighbourhood of Ranchlands, walking distance to Ranchlands elementary and with baseball and soccer fields, tennis courts, basketball courts, an ice rink and a very active community centre. A little TLC is needed to bring this original home back to its formal glory but will be well worth the effort -- come see for yourself!