

# \$625,000 - 344 Ranchridge Bay Nw, Calgary

MLS® #A2204177

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,837 sqft  
Residential on 0.22 Acres

Ranchlands, Calgary, Alberta

\*\*\* OPEN HOUSE: Saturday, March 29th 1-3 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!

Built in 1980

### **Essential Information**

MLS® #	A2204177
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,837
Acres	0.22

Year Built 1980  
 Type Residential  
 Sub-Type Detached  
 Style 2 Storey  
 Status Active

**Community Information**

Address 344 Ranchridge Bay Nw  
 Subdivision Ranchlands  
 City Calgary  
 County Calgary  
 Province Alberta  
 Postal Code T3G 1V5

**Amenities**

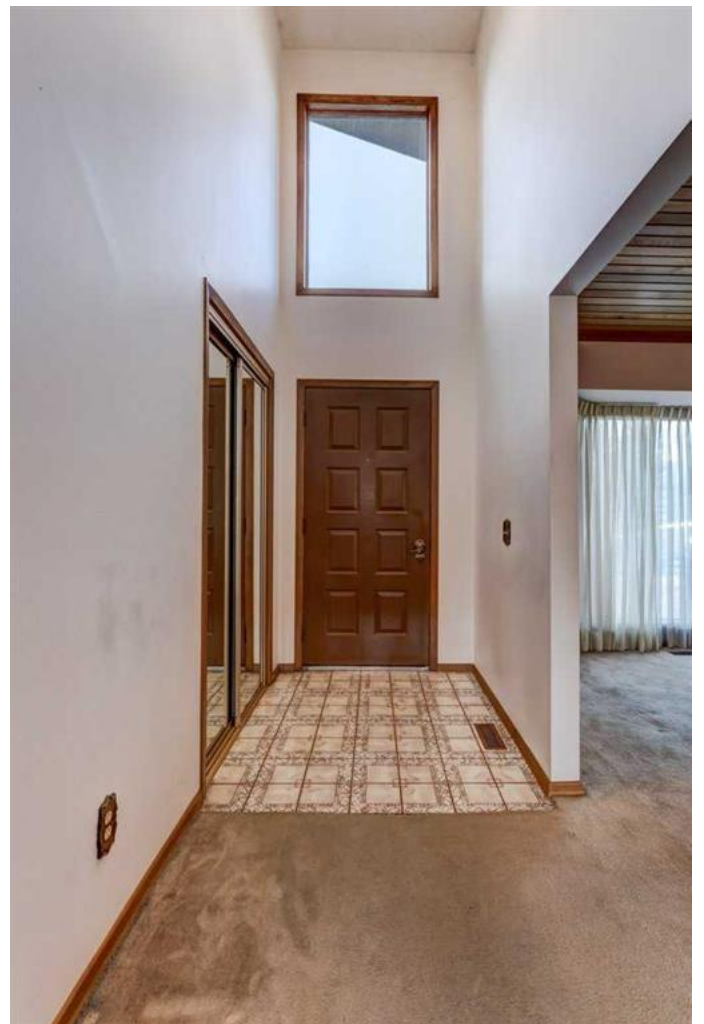
Parking Spaces 4  
 Parking Double Garage Attached  
 # of Garages 2

**Interior**

Interior Features Bar, Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Soaking Tub, Storage, Walk-In Closet(s)  
 Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Freezer  
 Heating Forced Air, Natural Gas  
 Cooling None  
 Fireplace Yes  
 # of Fireplaces 2  
 Fireplaces Family Room, Wood Burning, Recreation Room  
 Has Basement Yes  
 Basement Full, Partially Finished

**Exterior**

Exterior Features Fire Pit, Garden, Private Yard  
 Lot Description Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot  
 Roof Asphalt Shingle  
 Construction Brick, Wood Frame, Wood Siding  
 Foundation Poured Concrete



## **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
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