

Listed By: **Tao Guo**
CIR REALTY
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Calgary/Ranchlands

51 RANCHRIDGE DR NW

\$399,000

Detached

Style: 4 Lvl Split
Bedrooms: Above: 3 / Ttl: 4
Bathrooms: Full: 3
Rooms Above: 7
Floor Area: 184 SqM / 1,981 SF
Year Built: 1980
Taxes: \$2,326 / 2011
Possession: 15 Days NEG



Huge price reduced ! lower than the assessment value of City of Calgary! 1981 sq ft. and three bedrooms plus den above grade! Over 2500 sq ft of developed living space. Very well maintained, bright, sunny and freshly painted. The living room and dining room are an open concept with fireplace, sky window and vaulted ceiling. Updated kitchen with lots of storage and counter. Upstairs you will find a good sized master with walk-in closet, ensuite bathroom and sunny second bedroom! A large den can be used as open office or reading/meeting area. The WALKOUT level has a large west facing family room with wet bar, 2nd fireplace, laundry, bedroom and bathroom. Forth bedroom, recreation room and storage room are in the 4th level. Move in ready. The location is excellent and close to Crowfoot Center, schools, shopping and LRT! An amazing house at an amazing price!

Goods Included: Dishwasher-Built-In, Dryer, Garage Opener-1 Control, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum

Features: No Animal Home, No Smoking Home, Skylight

Parking: Enclosed: 2 Total: 2 Double Garage Attached

Amenities:

