

# \$750,000 - 224 Ranchridge Bay Nw, Calgary

MLS® #A2267296

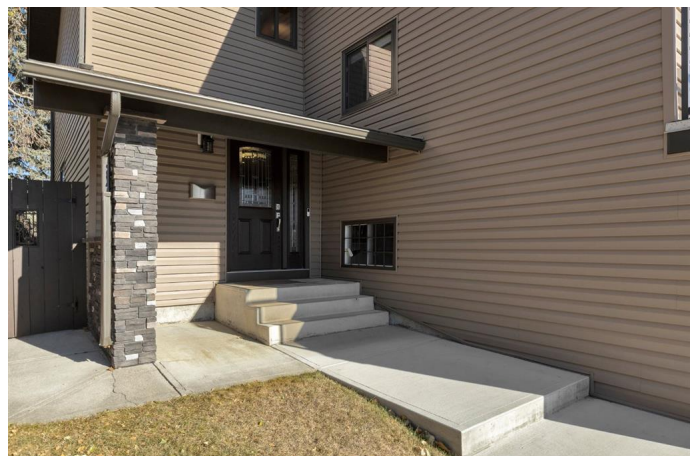
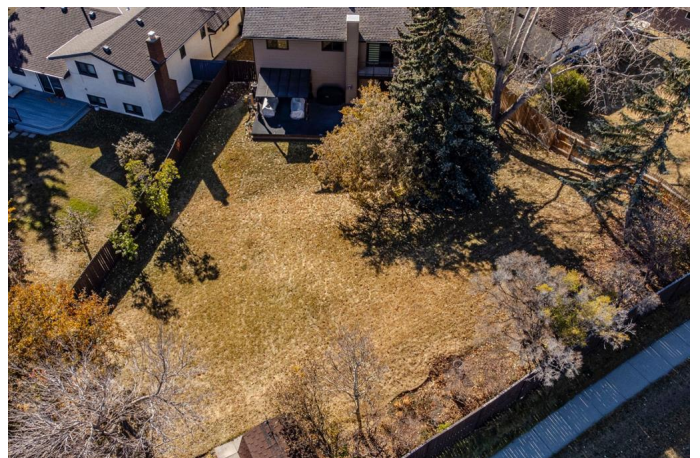
**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,087 sqft

Residential on 0.27 Acres

Ranchlands, Calgary, Alberta

Nestled in a serene cul-de-sac in Calgary's family-friendly Ranchlands community, 224 Ranchridge Bay NW is a beautifully maintained 4-level split on an expansive 11,603 sq ft (over a quarter acre) pie-shaped lot, enveloped by mature trees that ensure ultimate privacy while creating a playful paradise for kids with gentle slopes perfect for winter tobogganing or summer slip-and-slide adventures. Step inside the welcoming large foyer, where the main level unfolds into a cozy family room with sliding doors to the deck and sprawling backyard, alongside a versatile den/office, convenient laundry room with direct deck access, and a 2-piece bath. Ascend to the upper level to discover three generous bedrooms and two full bathrooms, including the primary suite with a private balcony overlooking the lush yard highlighted by a spacious 3-piece ensuite with luxurious heated floors. Over the past 16 years, this home has undergone extensive thoughtful updates: a cozy gas fireplace in the family room, furnace, modernized bathrooms, a stunning main-floor renovation opening the living and dining areas to a gourmet kitchen featuring a spacious island, energy-efficient exterior doors and Pella windows throughout the finished living spaces, a brand new water heater, 2017 shingles, 2018 insulation-backed vinyl siding, refreshed eaves, fascia, soffits, and stone accents, durable Duradek and railings on balconies, replaced much of the fencing, and



sleek modern garage doors to boost curb appeal. The oversized garage boasts epoxy-coated floors, a 240V outlet, and room for two large vehicles. Just steps from public and Catholic elementary schools, abundant amenities, scenic walking paths, and lush community parks, this move-in-ready gem offers the perfect blend of comfort, style, and outdoor bliss.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267296      |
| Price          | \$750,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,087         |
| Acres          | 0.27          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 224 Ranchridge Bay Nw |
| Subdivision | Ranchlands            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 1V4               |

**Amenities**

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                 |
| Parking        | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized |

# of Garages 2

## Interior

Interior Features Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator  
Heating Mid Efficiency, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Partial

## Exterior

Exterior Features Balcony, BBQ gas line, Garden, Rain Barrel/Cistern(s)  
Lot Description Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 29th, 2025  
Days on Market 5  
Zoning R-CG

## Listing Details

Listing Office RE/MAX West Real Estate

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