

# \$850,000 - 228 Ranchridge Court Nw, Calgary

MLS® #A2206279

**\$850,000**

5 Bedroom, 3.00 Bathroom, 2,231 sqft  
Residential on 0.23 Acres

Ranchlands, Calgary, Alberta

**\*\* Open House Saturday April 5 11-1 \*\***

Welcome to 228 Ranchridge Court NW, Calgary – a stunning 2-storey home nestled in a quiet cul-de-sac on a massive 9,600+ sqft pie-shaped lot! This beautifully maintained 2,230 sqft home features 4 spacious bedrooms above grade! One of these bedrooms is located on the main floor! There is also a full bathroom on the main floor. This makes it great for multi-generational living! Plus an additional bedroom in the fully finished basement making a total of 5. The freshly painted interior creates a bright and inviting atmosphere, complemented by soaring vaulted ceilings in the living room with an open-to-above design. A unique second-floor loft space overlooks the main living area, perfect for a home office, exercise space, or library. The home is WiFi-enabled, with multiple smart light switches, outlets, security cameras, garage door and sprinkler system for modern convenience and peace of mind. The expansive backyard is a private retreat, featuring a wraparound deck along the west and south sides, a gazebo with a 3-person hot tub, and plenty of mature evergreens for shade and privacy. The oversized lot offers RV parking potential with alley access. Additional features include a double attached garage and driveway with a durable rubber coating for enhanced water and ice management. Conveniently located near schools, parks, and shopping, this is the perfect home for families seeking space, privacy, and modern comforts.



Built in 1981

## Essential Information

MLS® #	A2206279
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,231
Acres	0.23
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	228 Ranchridge Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1W5

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot, Few Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Coldwell Banker United
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.