123 RICARDO RANCH Drive SE

Calgary | Active | MLS® A2357645

$589,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,762.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1762 SF above grade with ALL THE BASEMENT ROUGH IN'S FOR A LEGAL TWO BEDROOM, TWO BATHROOM SUITE (subject to city approvals and permits) W/SEPARATE ENTRANCE. This beauty is perfectly situated in Seton Ridge, across from a park, sports field & future school AND siding onto an amazing park / tot lot that's so amazing, even parents will want to play! SETON RIDGE, Calgary’s newest urban hub directly south of Seton with sweeping views of the Bow River Valley & minutes from the bustling Seton Urban District with its restaurants, theatres, shopping, and essential services. Residents will love access to the SHOA Club, a 14,000 sq. ft. recreation facility. You'll love the views & value the privacy of no homes in front of yours! Step into a life of luxury and convenience where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. The COHEN offers a sprawling 1762 sf of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including chimney fan, and built-in microwave. The engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. On the main floor you'll also find a FLEX ROOM that can be used as a home office, guest bedroom or playroom. and half bath for convenience. Sunny west facing back yard! Up to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings & pot lighting - ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops, dual sinks & double sized shower. Two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room strategically located on the same floor. The possibilities extend into the basement - SEPERATE SIDE ENTRY and all the rough in's in place for future SUITE development (subject to city approvals and permits. Don't miss the chance to own this never-lived-in gem with quick possession available. This home will include front sod, gravel to the side yard and a 20x20 gravel parking pad. Feel confident know this is a BUILT GREEN HOME WITH PLATINUM RATING.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357645
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,762.17 sq. ft.
Main Level Finished Area:	857.37 sq. ft.
Upper Level Finished Area:	904.8 sq. ft.
Below Grade Finished Area:	809.15 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,334 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	2512322
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	EXCEL HOMES LP
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Siding
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$430.00
City Quadrant:	Southeast
Community:	Seton
Amenities:	Park, Parking, Picnic Area, Playground
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	NONE
Restrictions:	Utility Right Of Way

Main Floor	Kitchen · 13'3" × 13' ·
Main Floor	Living Room · 14'3" × 13'6" ·
Main Floor	Dining Room · 13' × 9'1" ·
Main Floor	Flex Space · 10' × 7'11" ·
Upper Level	Bedroom · 10'11" × 8'6" ·
Upper Level	Bedroom · 14'4" × 8'1" ·
Upper Level	Bedroom - Primary · 15'6" × 11'4" ·
Upper Level	Bonus Room · 10'11" × 8'5" ·
Upper Level	Laundry · 6'9" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance
Exterior Features:	Balcony, BBQ gas line, Other, Private Entrance
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-Gm
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/123-ricardo-ranch-drive-se-calgary-a2357645/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.