315 Ranchridge Bay NW

Calgary | Active | MLS® A2358114

$850,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1979**	**1,989 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Devonshire Realty

A closer look

A HOME THAT TRULY HAS IT ALL - EXCEPTIONAL DESIGN, EXTENSIVE RENOVATIONS & OVER 3,100 SQ. FT. OF BEAUTIFULLY FINISHED LIVING SPACE.
Prepare to be impressed. Extensively renovated from the exterior envelope to the interior. No detail has been overlooked and no expense spared in creating a home that is as impressive as it is inviting.
Ideally situated on an oversized corner lot in a quiet cul-de-sac, this beautifully transformed property offers 4 bedrooms, 4 full bathrooms, and an exceptional blend of elegant living spaces.
The heart of the home is the beautifully extended, modern kitchen, thoughtfully designed with an island featuring seating, a stylish dry bar with seamless access to the surrounding living areas. A private dining area, sun-drenched main-floor office, and convenient main-floor laundry add to the home's exceptional functionality. The inviting family room is highlighted by vaulted ceilings, a three-sided gas fireplace, while an additional wood-burning fireplace creates a warm and intimate atmosphere between the kitchen and living room.
Vaulted ceilings, skylights, and oversized windows (2022) enhance the home's remarkable sense of space and natural light, creating a bright and airy ambiance throughout. Upstairs, the impressive primary retreat offers a truly special touch, featuring a Juliette balcony overlooking the family room below. Completing the upper floor are 2 generously sized bedrooms and a 4-piece upgraded bathroom. New hardwood plank flooring, carpet, and tile complete the home's beautifully updated interior.
The fully renovated basement extends the living space, offering a spacious recreation room, additional bedroom, full four-piece bathroom, and a versatile flex room with potential for a fifth bedroom, subject to City approval.
The extensive improvements continue outdoors, with new Hardie board siding, eavestroughs, drains, newer windows, new perimeter fencing, and an underground sprinkler system.
Outside, enjoy a west-facing yard, an oversized double attached garage, and ample additional parking on the extended, sealed driveway.
This is more than a renovation - it's a complete transformation.
Homes of this calibre are not to be missed. Be sure to experience the video and iGUIDE virtual tour to fully appreciate everything this exceptional property has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358114
Bedrooms	4
Bathrooms	4
Year Built	1979
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
Total Living Area:	1,989 sq. ft.
Main Level Finished Area:	1,226 sq. ft.
Upper Level Finished Area:	763 sq. ft.
Below Grade Finished Area:	1,120 sq. ft.
Acreage:	No
Lot Area:	6,307 sq. ft.
Lot Frontage:	68'2 7/8 "
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	7910991
Heating:	Forced Air
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None, Other
Fireplaces:	2
Fireplace Details:	Brick Facing, Family Room, Gas, Living Room, Three-Sided
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Aggregate, Double Garage Attached, Garage Faces Front, Oversized
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Ranchlands
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Garage : Shelving, Tool Chests & Cabinets
Restrictions:	None Known
Main Floor	Dining Room · 12'2" × 10'1" ·
Main Floor	Family Room · 18' × 11'9" ·
Main Floor	Foyer · 10'8" × 7'3" ·
Main Floor	Kitchen · 21'11" × 9'3" ·

Main Floor	Living Room · 17' × 13'3" ·
Main Floor	Office · 12'1" × 9'6" ·
2nd Floor	Bedroom · 11'7" × 9'3" ·
2nd Floor	Bedroom · 11'6" × 9'3" ·
2nd Floor	Bedroom - Primary · 18'11" × 11'11" ·
Basement	Bedroom · 12' × 11'2" ·
Basement	Flex Space · 14'8" × 8'4" ·
Basement	Game Room · 26'4" × 21'3" ·
Basement	Furnace/Utility Room · 19'7" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Central Vacuum, Closet Organizers, Dry Bar, French Door, Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s)
Exterior Features:	Misting System, Private Yard
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/315-ranchridge-bay-nw-calgary-a2358114/

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