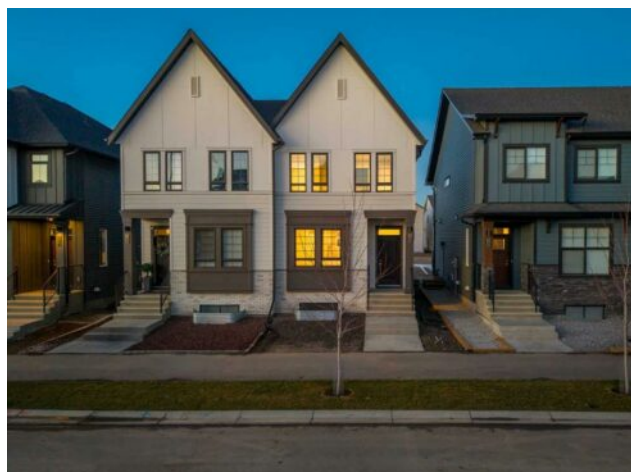


**192 Ricardo Ranch Avenue SE  
Calgary, Alberta**

**MLS # A2278064**

# \$619,900



<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)			
<b>Inclusions:</b>	N/A		

Welcome to The Edward, a newly built quick possession home by Partners Homes, offering a fully developed two-bedroom, two-bathroom legal basement suite. This property presents an excellent opportunity for investors or homeowners seeking flexibility for extended family living, combining thoughtful design with long-term value. The main floor features a versatile flex room at the front of the home, well suited for a home office, playroom, or hobby space, along with the added convenience of a full bathroom on the main level. The open-concept layout includes a spacious kitchen with a large island, ample storage, and durable, stylish finishes. The adjoining dining and living areas provide a comfortable setting for everyday living and entertaining. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and ensuite bathroom. Two additional bedrooms, a generous bonus room, and a convenient upper-level laundry room contribute to the home's functional, family-friendly layout. The fully developed legal basement suite is a key feature, complete with its own private side entrance and separate mechanical room for added privacy and ease of maintenance. The suite includes two well-sized bedrooms, two bathrooms, a full kitchen, and a comfortable living area. Finished to a standard that complements the main level, it is well suited for tenants or extended family members. Located in Logan Landing, this home is surrounded by natural amenities including pathways, parks, and access to the Bow River. The community offers a balance of outdoor spaces and everyday conveniences, making it a desirable place to live. Whether you're looking to add to your investment portfolio or accommodate extended family, The Edward offers a flexible and practical solution.