



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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143 Ricardo Ranch Avenue SE
Calgary, Alberta

MLS # A2254387



\$535,900

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Charlotte by Partners, a paired home designed with functional and stylish living space. The main floor features 9’ ceilings and an open-concept layout with a rear kitchen that includes upgraded MDF cabinetry, quartz countertops, a custom backsplash, central island, and a stainless steel appliance package with an upgraded range. Bright dining and living areas at the front of the home provide plenty of natural light and an inviting space for everyday living. Upstairs, the primary suite offers a walk-in closet and a private ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. This home also includes two basement egress windows, rough-in plumbing, and future development potential. At the rear, you’ll find a gravel parking pad with alley access. Located in Logan Landing, a new community surrounded by natural beauty, residents will enjoy pathways connecting to the Bow River, nearly 140 acres of open space, parks, playgrounds, birdwatching, fishing, and a community stormwater pond with surrounding amenities. Don’t miss the opportunity to make this upgraded Charlotte model your new home!