

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

**MLS # A2288033**



**\$689,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<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 by Partners, a brand new quick possession home in Logan Landing offering a rare fully developed two bedroom, two bathroom legal basement suite with a private side entrance. Positioned on a premium corner lot and complete with a 20' x 21' double detached garage, this home delivers exceptional flexibility for homeowners and investors alike. A rare main floor bedroom and full bathroom add immediate versatility, ideal for guests, a private office, or added living flexibility. Nine foot ceilings on both the main level and basement enhance the sense of space throughout. The kitchen is thoughtfully designed with full height cabinetry, upgraded quartz countertops with undermount sinks, under cabinet lighting, a chimney hood fan with built in microwave, and a Whirlpool stainless steel appliance package. The open concept layout connects seamlessly to the dining and living areas, creating a bright and functional environment for everyday living. Upstairs, the primary suite offers a walk in closet and a well designed ensuite with additional vanity storage, quartz surfaces, and a walk in shower. Two additional bedrooms, a central bonus room, and upper level laundry with washer and dryer included complete a layout that adapts easily to changing needs. The legal basement suite truly sets this home apart. Featuring 775 square feet of developed living space with two bedrooms, two full bathrooms, nine foot ceilings, walk in showers, and its own kitchen and living space, it functions as a fully independent residence. Whether used for consistent rental income, extended family, or mortgage support, this is a rare and highly desirable configuration. The double detached garage includes a 60 AMP subpanel and 50 AMP EV rough in, offering future ready convenience for electric vehicle charging and additional power capacity. Additional features

include air conditioning rough in, knockdown ceilings, and quality finishes throughout. Located in Logan Landing with access to parks, pathways, and the Bow River, this property offers a strong balance of lifestyle, long term value, and income potential.