

951 Ranch Estates Place NW  
Calgary, Alberta

MLS # A2240324



\$849,900

|           |                                                         |        |                   |
|-----------|---------------------------------------------------------|--------|-------------------|
| Division: | Ranchlands                                              |        |                   |
| Type:     | Residential/House                                       |        |                   |
| Style:    | 2 Storey                                                |        |                   |
| Size:     | 2,118 sq.ft.                                            | Age:   | 1978 (47 yrs old) |
| Beds:     | 5                                                       | Baths: | 3 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached               |        |                   |
| Lot Size: | 0.18 Acre                                               |        |                   |
| Lot Feat: | Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views |        |                   |

|             |                                          |            |      |
|-------------|------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer:     | -    |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Out To Grade        | LLD:       | -    |
| Exterior:   | Wood Frame                               | Zoning:    | R-CG |
| Foundation: | Poured Concrete                          | Utilities: | -    |
| Features:   | No Smoking Home                          |            |      |

Inclusions: Water softener as it is

"Outstanding Home in a peaceful cul-de-sac. Discover unparalleled value in this beautifully maintained and updated 2-storey Home in one of the most sought-after communities in the NW, "The Ranchland Estates." This Home offers an oversized pie-shaped lot and a fully developed basement with a walkout to a large shaded multi-levelled patio surrounded by a lush garden. It has five bedrooms, 3.5 bathrooms, and 3,200 sq ft of total development, renovated and updated over the recent years, including all bathrooms, a complete kitchen including oak cabinets, granite countertops, new appliances, and Brazilian mahogany hardwood flooring throughout on the main floor. The exterior wood panel siding has been painted and stained, and the new 4-6 car driveway and walkway have been redone recently. Step outside to the west backyard and enjoy the landscaped backyard, featuring fully fenced, newer rear decks, flower plants, fruit trees, and an extended brick patio with a fire pit. Easy and short access to major roads, Crowfoot Crossing shopping mall and only a few steps away to the natural and off-leash parks.