

\$450,000 - 10, 700 Ranch Estates Place Nw, Calgary

MLS® #A2087444

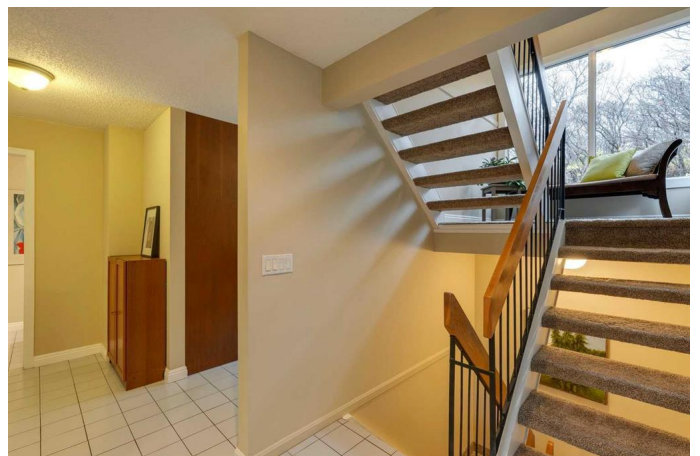
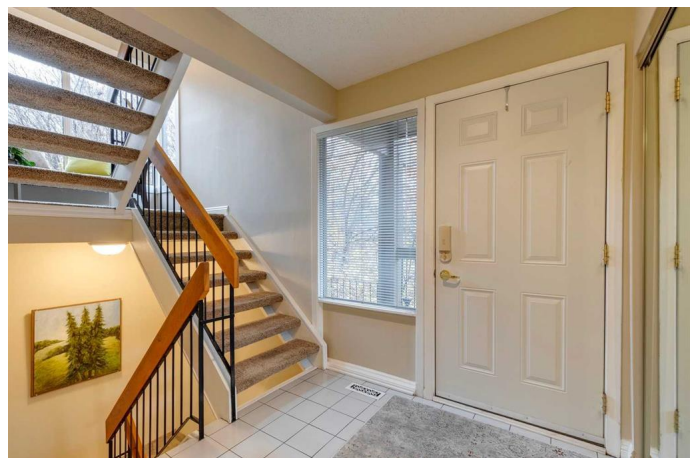
\$450,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to Hycroft Estates! Come check out this well loved HIDDEN GEM, tucked into the corner of the established community of Ranchlands. This 3 bed, 2.5 bath townhome is surrounded by trees and nature and will leave you feeling like you are living in the mountains. The unique location and rare to find DOUBLE ATTACHED GARAGE with DOUBLE DRIVEWAY will welcome you in and urge you to stay. The kitchen, overlooking the quaint & PRIVATE PATIO, offers a BUILT-IN OVEN, BRAND NEW COOKTOP, French door fridge and WATER FILTRATION SYSTEM. The spacious living room /dining room features HARDWOOD FLOORS, a GAS FIREPLACE, plenty of great light and a SOUTH FACING BALCONY. There's a 2-pc powder room for your guests on this floor as well. The upper level is home to 3 bedrooms, 2 more baths, including an inviting master bedroom with VAULTED CEILINGS, 3-PC ENSUITE, WALK-IN CLOSET, another GAS FIREPLACE and private SOUTH FACING BALCONY & VIEWS. The lower level is where you'll find the heart of the home with mechanical room, LAUNDRY with UTILITY SINK, and a spacious and convenient foyer from garage. The amazing DOUBLE DOOR, DOUBLE GARAGE with EPOXY FLOORS is over the top with BUILT-INS galore, ready for all your outdoor camping and sports gear, Christmas decorations and more! With large DOUBLE DRIVEWAY there is space for everyone plus guests here. Access to the large off leash dog



park is just steps away (right beside your neighbor to the West). Ranchlands has some great green spaces, not to mention the community centre, outdoor rink, tennis courts, schools & close to all the shopping at Crowfoot. With freshly shampooed carpets, serviced furnace and ducts cleaned, this home is move-in ready for you and your family!

Built in 1979

Essential Information

MLS® #	A2087444
Price	\$450,000
Sold Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	10, 700 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1M3

Amenities

Amenities	Dog Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, Jetted Tub, No Smoking Home, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many Trees
Roof	Cedar Shake
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 21st, 2023
Days on Market	8
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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