

\$484,900 - 22, 700 Ranch Estates Place Nw, Calgary

MLS® #A2093236

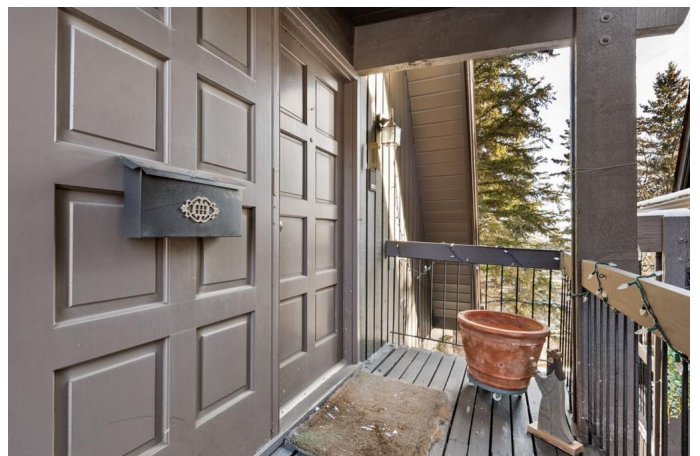
\$484,900

3 Bedroom, 3.00 Bathroom, 1,732 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

OPEN HOUSE SATURDAY, NOVEMBER 18TH FROM NOON-3PM. LOOK NO FURTHER, THIS ONE'S A TRUE HIDDEN GEM!! Welcome to Hycroft Estates, nestled in the sought-after Ranchlands community! This 3 bed, 2.5 bath character townhouse seamlessly blends classic elegance with modern luxury. The property's immediate curb appeal includes a double attached garage and a spacious double driveway, ensuring both convenience and ample parking. Upon entering, cathedral ceilings and an impressive wall of windows set a tone of sophistication in the living space, bathing the interior in natural light and framing views of the city skyline. Hardwood floors are found throughout this home, enhancing warmth and sophistication. The meticulously upgraded kitchen reflects the highest standards of modern living. New quartz counters, new lighting, new kitchen sink, and a new high-end gas range and dishwasher redefine the space, combining style with functionality. On the upper level, you will find the master bedroom, a tranquil sanctuary, with vaulted ceilings, stand-alone closets, and a private ensuite, offering a haven of luxury with a private balcony and city/mountain views! Two more bedrooms and a full bath complete this level. NUMEROUS UPGRADES IN THIS HOME!! Custom blinds throughout, relocated laundry upstairs for added convenience (also laundry hookups in the basement), redesigned master and guest bathrooms, new windows, new patio (2023)



and patio doors, added garage heater (2021), new furnace (2021), whole house recently painted, and much more!! This character home is a masterpiece of classic charm and modern luxury. The property's timeless allure is complemented by meticulous upgrades, stunning views, and thoughtful design. The neighbourhood is surrounded by dog parks and walking trails, one located directly next to Hycroft Estates. Don't miss the opportunity to call this beautiful house your home and experience the best of Hycroft Estates condo living in the heart of Ranchlands!

Built in 1979

Essential Information

MLS® #	A2093236
Price	\$484,900
Sold Price	\$484,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,732
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	22, 700 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M3

Amenities

Amenities	Dog Park
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Range, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Cul-De-Sac, Landscaped, Treed, Views
Roof	Rubber
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 27th, 2023
Days on Market	10
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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