

\$650,000 - 907 Ranch Estates Place Nw, Calgary

MLS® #A2111845

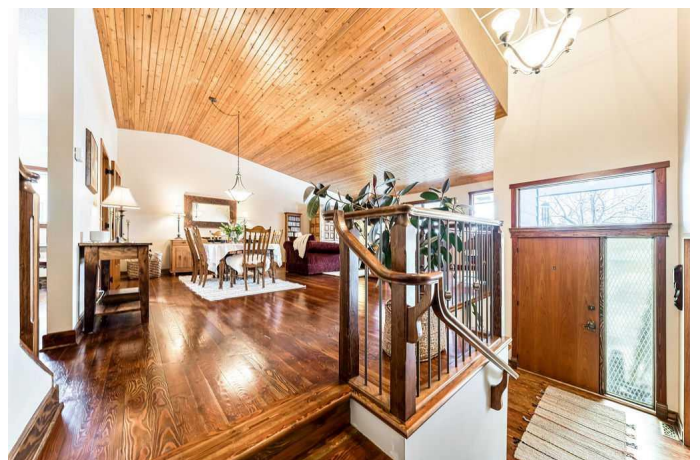
\$650,000

5 Bedroom, 4.00 Bathroom, 1,580 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

Nestled in the heart of Ranchlands Estates, where the vibrant pulse of nature meets the convenience of urban living, this incredibly spacious, yet cozy home is your ideal retreat. The four-level split showcases rustic elegance, and features five bedrooms, four bathrooms, and two distinct living areas, designed to blend cozy comfort with modern convenience. A stone's throw from Wildflower Park and Ranchlands Estates Natural Park (totalling 28 acres), this neighbourhood is a sanctuary where pets can roam freely in the vast off-leash areas. As you step inside, you are greeted by a stunning vaulted ceiling and luxurious Douglas fir hardwood floors, which lead you through teak French doors to a delightful front room adorned with wainscoting and bookshelves. The room's focal point is a wood-burning fireplace with a gas starter, embraced by magnificent marble stonework. Recent renovations have transformed this level which includes a bedroom, office, and rough ins for an optional wet bar or kitchenette. A bright bathroom featuring a walk-in, glass-doored shower adds a contemporary flair. Over 2600 square feet of finished



living space.

On the second floor, discover a spacious living room, dining room, kitchen, and powder room, all with

beautiful fir floors and vaulted ceilings. A patio door leads to a lovely deck. An inviting eat-in kitchen

awaits, complemented by a formal dining room. The refurbished teak French doors add a touch of

enduring sophistication throughout.

The top floor is home to three more bedrooms and two bathrooms, including a spacious primary

bedroom with a four-piece ensuite and patio doors leading to a balcony, offering a serene spot for

morning coffee with glimpses of the Rockies.

Enter the expansive backyard enclosed by a new fence, featuring a three-tier deck with built-in benches

adorned with mature trees, berries, bushes, and a garden with lattices with flowering vines creating

a captivating outdoor oasis.

But wait, there's more! This gem isn't just about looks—it's brimming with practical updates and

features to ensure peace of mind for years to come: a hot water tank (1.5 years), new roof and

eavestroughs (5 years ago), central vacuum (including a kitchen sweep inlet), efficient furnace, new

toilets in all bathrooms, upgraded faucets, flooring and refinished cabinets in the two upstairs

bathrooms, refreshed carpets on the top floor, additional insulation in the attic and basement, and

distinctive enhancements like custom hemlock railings, and fir baseboards and window casings.

Enjoy the convenience of an oversized

attached two-car garage, ideal for chilly mornings. The garage seamlessly transitions into a fantastic workshop, complete with built-in workbenches, a sink and additional storage and a large crawl space provides even more storage. Your dream home awaits in Ranchlands Estates, surrounded by towering trees and lush landscapes. Welcome to Ranchlands Estates living at its finest.

Built in 1978

Essential Information

MLS® #	A2111845
Price	\$650,000
Sold Price	\$760,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,580
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	907 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, French Door, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Wood Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Gas, Glass Doors, Mantle, Marble, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Partial, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 12th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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