

\$949,000 - 132 Ranch Estates Road Nw, Calgary

MLS® #A2114136

\$949,000

4 Bedroom, 4.00 Bathroom, 2,965 sqft

Residential on 0.17 Acres

Ranchlands, Calgary, Alberta

This description outlines a luxurious and spacious property located in Ranchlands Estates. Here's a breakdown of the key features:

1. ****Size****: The property is almost 3000 square feet, offering ample living space.
2. ****Primary Suite****: The primary suite is described as a private retreat, featuring a massive 6-piece ensuite bathroom and a wood-burning fireplace.
3. ****Bedrooms****: There are three more large bedrooms upstairs, each equipped with built-in desks.
4. ****Reading Nook****: A reading nook with a private terrace and a hot tub provides a cozy and relaxing space.
5. ****Fireplaces****: There are a total of four wood-burning fireplaces throughout the house, including one in the primary suite.
6. ****Kitchen****: The kitchen is spacious, featuring an island and plenty of cupboards for storage. It's described as an "eat-in" kitchen.
7. ****Upgrades****: The main floor has new hardwood flooring, and there's fresh paint and new carpeting upstairs. The main floor ceilings have all been redone.
8. ****Granite Counters****: Both the kitchen and bathrooms boast granite countertops, adding a touch of luxury.
9. ****Outdoor Space****: The South-facing rear yard offers a park-like unobstructed view, with amenities such as a wooden play structure, two gazebos (one converted into a greenhouse with running water plus a 1000 l



water tote), raised planters, and a woodshed.

10. ****Garage****: The property includes a 3-car attached garage with an over-height third bay. There is a work station and hot and cold running water to complete this dream garage.

11. ****Additional Features****: Other features include air conditioning, a clay tile roof, 90% of the windows have been replaced with triple-pane Lux windows, a new concrete driveway and side walkway, and a new fence on two out of three sides.

****Basement Features****:

1. ****Storage****: The basement offers a vast amount of storage space, ideal for storing belongings and seasonal items.

2. ****Extra Kitchen****: An additional kitchen in the basement provides convenience and versatility, whether for entertaining guests or accommodating extended family members.

3. ****Bathroom****: There's a 3-piece bathroom in the basement, offering added convenience for occupants and guests.

4. ****Wine Room****: A dedicated wine room provides a stylish and functional space for storing and showcasing wine collections.

5. ****Games Area****: The basement features a games area, providing a space for recreation and leisure activities such as billiards, table tennis, or other games.

Overall, the basement adds significant value to the property by offering additional living space, storage options, and amenities for relaxation and entertainment.

This property offers a blend of luxury, comfort, and practicality, making it an attractive option for potential buyers seeking a spacious and well-appointed home.

Built in 1981

Essential Information

MLS® #

A2114136

Price	\$949,000
Sold Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,965
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	132 Ranch Estates Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2B7

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Garage, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4

Fireplaces	Basement, Brick Facing, Family Room, Gas Starter, Great Room, Mantle, Masonry, Master Bedroom, Mixed
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting, Treed
Roof	Clay Tile
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 5th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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