

\$569,900 - 139 Ranch Estates Place Nw, Calgary

MLS® #A2122945

\$569,900

3 Bedroom, 2.00 Bathroom, 1,621 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to Ranchland Estates, nestled on a serene cul-de-sac corner lot where the absence of sidewalks makes for hassle-free maintenance. This property boasts an expansive lot, complete with a newer (2016) fence and a double-door gate, making it a haven for RV enthusiasts. In addition to these lovely features is a new roof in 2021. This sunlit south-facing residence has been meticulously cared for by its current owner and exudes pride of ownership. Step inside to discover a spacious living room, seamlessly flowing into a formal dining area. Beyond lies a charming open kitchen that leads to a cozy family room featuring a wood-burning fireplace.

Upstairs, you'll find three generously sized bedrooms, complemented by a full bath and a 4-piece ensuite in the master bedroom. The basement awaits the new owner's creative touch, offering endless possibilities. The backyard features two spacious gardens brimming with vibrant flora that come alive during the spring and summer months. Privacy is provided by the neatly-trimmed, towering hedges surrounding the serene space, while a stately, mature pine tree stands prominently at the front of the yard.

Outside, enjoy endless strolls through nearby walkways and parks, with a convenient 12-acre off-leash area for furry friends. Ranchland Estates presents a lifestyle of comfort and tranquility. single garage has been used as storage for many years. Drive



way can fit 3 cars.

Built in 1982

Essential Information

MLS® #	A2122945
Price	\$569,900
Sold Price	\$617,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,621
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	139 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1L6

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Off Street, RV Access/Parking, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 2nd, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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