

\$675,000 - 212 Ranch Estates Place Nw, Calgary

MLS® #A2126017

\$675,000

3 Bedroom, 2.00 Bathroom, 990 sqft

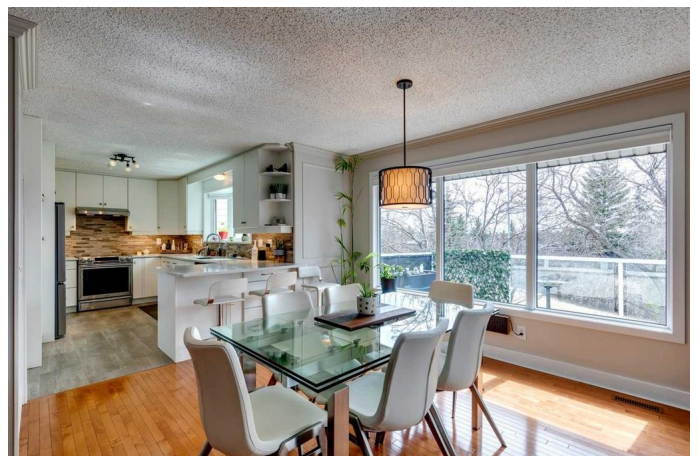
Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

****OPEN HOUSE SATURDAY CANCELLED****

Meet Rosie! Refined and meticulously maintained, this bright walkout bungalow in Ranchlands Estates offers an exquisite living experience for those who love natural light. Nestled on a tranquil cul-de-sac within the desirable nature lovers' community of Ranchlands, this home sits on a beautifully landscaped lot just steps away from Ranchlands Dog Park and Wildflower Park. Spanning 1875 sqft of living space (989 sqft above grade), this elegantly updated residence features three bedrooms and two bathrooms alongside a fully developed walkout basement. The open-concept main floor is a showcase of natural light, thanks to oversized, southwest-facing windows across the living room, dining nook, and kitchen—complete with remote-controlled Hunter Douglas blinds. The kitchen is a culinary dream with its quartz countertops, tile backsplash, high-reaching white cabinetry, stainless steel appliances, a water filtration system, and an undermount sink positioned beneath a window that offers backyard views.

Transition seamlessly from the indoor dining area to the large, sunlit southwest-facing deck, distinguished by its clear glass railing, privacy wall, covered seating, new Duradek decking, new BBQ gas line, and new wood fences. The living room, warmed by a gas fireplace with a chic white stone surround, offers views of both



the front and rear landscapes.

The main level's primary suite is a peaceful retreat featuring ample closet space. A three-piece bathroom with a standalone shower completes this floor. The walkout basement expands your living space with two additional bedrooms (Murphy bed included), a four-piece bathroom, a storage room with a new washer/dryer, and a family room that opens to a covered stone patio surrounded by mature privacy trees.

Located mere steps from schools, walking trails, parks, and near Crowfoot Crossing Shopping Centre, this home offers both convenience and serenity. Additional nearby amenities include the Crowfoot Calgary Public Library and the Melcor YMCA, with quick access to major thoroughfares such as Crowchild Trail and John Laurie Blvd. This property, reflecting pride of ownership throughout, is more than just a house—it's a place to call home.

Built in 1979

Essential Information

MLS® #	A2126017
Price	\$675,000
Sold Price	\$683,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	212 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 27th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Renzo Real Estate Inc.
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