

# \$480,000 - 27, 700 Ranch Estates Place Nw, Calgary

MLS® #A2128176

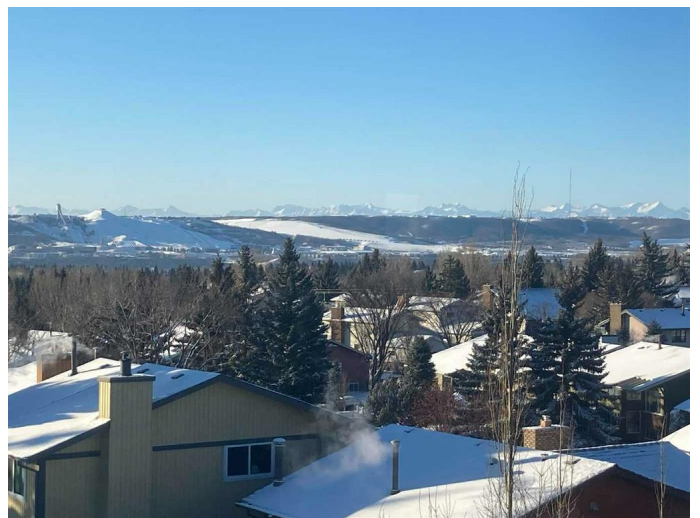
**\$480,000**

2 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Stunning panoramic views of COP and the Rocky Mountains! This extensively renovated home features premium hardwood floors and LED lighting throughout, with heated tile floors and quartz countertops in the kitchen and bathrooms. This highly desirable, quiet location is adjacent to Wildflower Park and Ranch Estates off-leash dog park in the community of Ranchlands Estates. The upper floor features the massive primary bedroom with its own mountain-facing balcony and an ensuite bathroom. The second bedroom also has its own ensuite bathroom and a view of the beautiful garden patio and greenspace. The main floor features an expansive living room where you can enjoy gorgeous sunset views and a wood-burning fireplace. The home has a tastefully renovated large kitchen with ample quartz countertop, loads of cabinet space and a breakfast nook facing the botanical garden. A half-bathroom completes the mainfloor. The lower level has laundry appliances, a new high-efficiency furnace and water heater (both installed 2021), storage, and entry to your over-sized double garage. Surrounded by mature trees and the park space of the complex, your cobblestone patio is large with a garden bed and outdoor bbq and dining area. The Hycroft Estates townhouse complex has a great management board, friendly neighbours and a strong sense of community. The Hycroft Estates complex borders off-leash natural parks with lots of paths to hike, explore and sled. Walking



distance to two elementary school and multiple playgrounds. Easy access to nearby Crowfoot shopping area, 20 minute drive to downtown, and quick bus routes to c-train stations.

\*\*\*Open House Saturday May 4 12-2pm\*\*\*

Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2128176               |
| Price          | \$480,000              |
| Sold Price     | \$471,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,498                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 27, 700 Ranch Estates Place Nw |
| Subdivision | Ranchlands                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3G 1M3                        |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Park                                                                         |
| Parking Spaces | 5                                                                            |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas Starter, Living Room, Stone, Wood Burning                                                      |
| Has Basement      | Yes                                                                                                |
| Basement          | Partial, Partially Finished, Walk-Up To Grade                                                      |

## Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Garden, Landscaped, Open Lot, Sloped Down, Treed, Views |
| Roof              | Cedar Shake                                                                                                                         |
| Construction      | Brick, Wood Frame, Wood Siding                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 2nd, 2024  |
| Date Sold      | May 16th, 2024 |
| Days on Market | 14             |
| Zoning         | M-CG d30       |
| HOA Fees       | 0.00           |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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