

\$779,900 - 252 Ranch Estates Drive Nw, Calgary

MLS® #A2138822

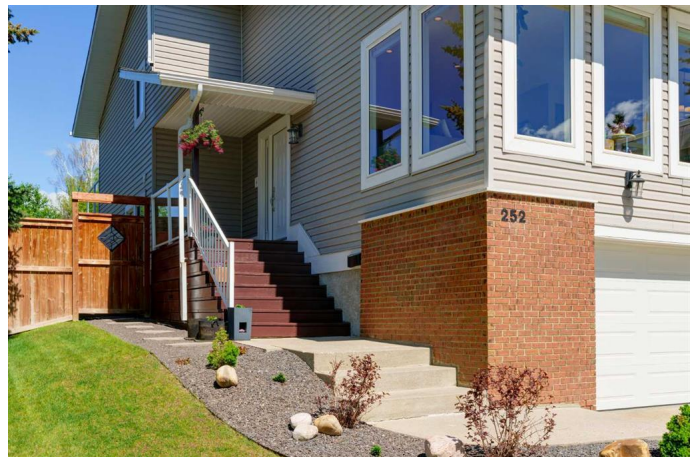
\$779,900

4 Bedroom, 3.00 Bathroom, 1,962 sqft

Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

OPEN HOUSE CANCELLED! This beautiful property has been updated throughout, meticulously maintained and is incredibly well located in Ranchlands Estates, just steps from two off-leash parks. Featuring 2 living spaces, 4 bedrooms, 2.5 bathrooms and nearly 2,000 square feet of living space + endless storage, this property is perfect for a growing family. Situated on a 6,600 square foot lot, this estate property has plenty of room both inside and out. Hardwood flooring flows throughout the home's living spaces and bedrooms, creating a seamless and beautiful look that is both functional and resilient for children and pets. The bright and open main living area has a wall of south-facing windows that capture natural light all day long but also have up/down custom window coverings for ideal privacy. The main living space is flooded with natural light and has ample space for virtually any furniture size. The expansive kitchen is complete with timeless white cabinetry including a built-in pantry, slide-in range with built-in hood fan and is complete with subway tile backsplash and granite countertops including an oversized island with additional seating. The kitchen overlooks the dining area, making the perfect space for entertaining and the main level is complete with a sun-catching front balcony - perfect for herbs and a BBQ area. Up a half set of stairs is the primary bedroom complete with a double closet, private 3pc ensuite with walk-in tiled shower and lastly, a private balcony that overlooks the



backyard. Two more generous sized bedrooms and a full bathroom complete the second level. Down a half set of stairs from the main level is the second living area. This large recreation space includes built-ins, a new gas fireplace with custom stonework and a walnut mantel, and large windows allowing for natural light. A fourth bedroom, 2 pc bathroom and laundry room with built-in storage complete the lower level. A side entrance and large patio doors lead to the backyard - providing two access points from the lower level. The oversized attached garage is an absolute dream and also has access to the endless crawl space that is 4' high and the width of the entire home - providing more storage than one could ever need! The 23'8" x 24'2" garage is fully insulated and heated, has 220V power, an epoxy floor and a brand new garage door. The stunning backyard is a rare find and includes a large deck with covered area, hot tub (included), mature trees and professional landscaping as well as a newer fence. A dog run with artificial grass was built on the side of the property, perfect for pet-lovers! Additional upgrades and features include updated double-pane windows, new front and side doors, duradek on balconies, extra attic insulation, new sewer line from house to city-main, outside hot-water tap, newer appliances, and fresh Benjamin Moore paint. This property is perfectly located across from two parks with views of COP.

Built in 1979

Essential Information

MLS® #	A2138822
Price	\$779,900
Sold Price	\$830,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,962
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	252 Ranch Estates Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1K8

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2024
Date Sold June 10th, 2024
Days on Market 4
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.