

\$464,900 - 13, 700 Ranch Estates Place Nw, Calgary

MLS® #A2140639

\$464,900

3 Bedroom, 3.00 Bathroom, 1,579 sqft

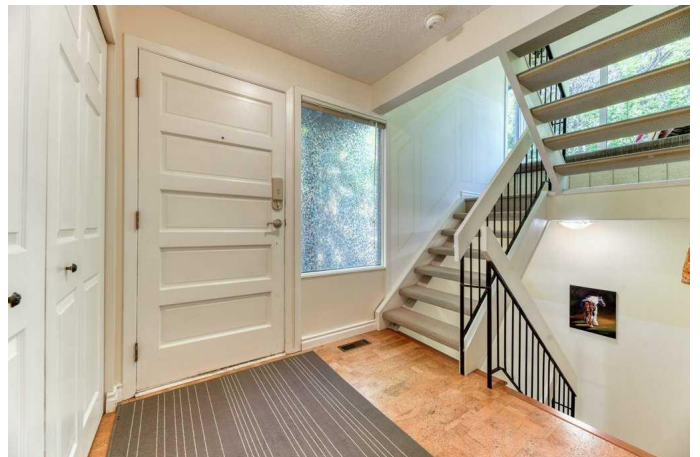
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

OPEN HOUSE, SATURDAY, JUNE 15TH
2-4PM Welcome to this well-updated and meticulously maintained 3-bedroom townhouse in the desirable Hycroft Estates, located in the Estates Portion of Ranchlands. This pet-friendly complex allows for two large dogs with board approval, making it an ideal choice for pet owners. Nestled in one of the best locations within the complex, this home boasts a private backyard with no neighbours behind.

The home features newer windows and doors, and upgraded in-floor insulation in the main living and dining areas. The main level offers an open-concept living room and dining room, complemented by a spacious kitchen equipped with a newer built-in Bosch convection oven. The welcoming entry area and a convenient 2-piece bath complete this level. The south-facing living room includes a deck, a cozy reading nook, and a wood-burning fireplace, perfect for relaxing evenings. Upstairs, you will find three generously sized bedrooms. The primary bedroom features a 3-piece ensuite, a walk-in closet, and a private south-facing patio. The lower level includes a high-efficiency furnace, a newer washer and dryer, and access to the attached double car garage.

Located steps from the Off-Leash Dog Park and close to schools, the Crowfoot Shopping area, and transit, this townhouse offers both convenience and tranquility. Embrace the opportunity to own this charming and updated



home in a highly sought-after complex.

Built in 1979

Essential Information

MLS® #	A2140639
Price	\$464,900
Sold Price	\$508,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	13, 700 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M3

Amenities

Amenities	Dog Park, Park, Parking, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Wooded
Roof	Cedar Shake
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 24th, 2024
Days on Market	11
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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