

\$490,000 - 40, 700 Ranch Estates Place Nw, Calgary

MLS® #A2150021

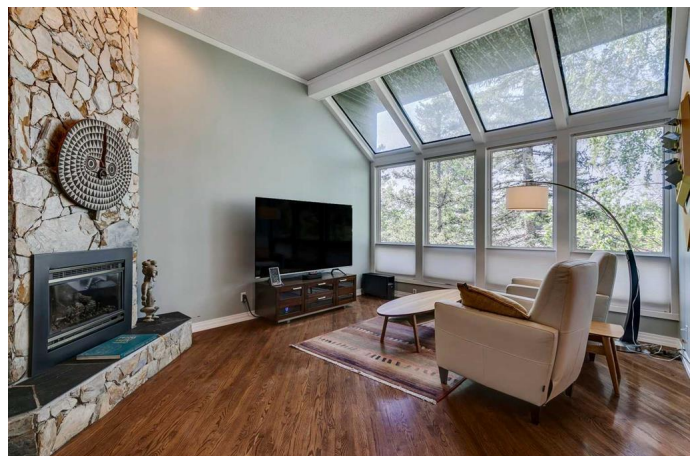
\$490,000

2 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to HYCROFT ESTATES, the NW's hidden gem nestled into the corner of the established community of Ranchlands. This 2 bed, 2.5 bath townhome is surrounded by nature and trees creating a TRANQUIL MOUNTAIN RETREAT. Enter into this well-maintained home and you'll immediately fall in love with the soaring ceilings, site finished HARDWOOD FLOORS, floor to ceiling stone FIREPLACE and wall of windows looking into the forest. The RENOVATED KITCHEN is fit for a chef featuring an INDUCTION COOKTOP, built-in JENN AIR WALL OVEN as well as an additional Jenn Air microwave/CONVECTION OVEN combo, WINE FRIDGE, butcher block counters and built-in speakers. There is a spacious breakfast nook so the dining room (currently set up as an office) could serve many purposes. Upstairs you will find a large master bedroom with VAULTED CEILINGS, a private balcony with incredible treed views, a huge closet and 3 pc ensuite with walk-in shower. The second bedroom offers a murphy bed, large closet and lots of natural light. Another bath with soaker tub & large linen closet complete this upper level. The WALKOUT LOWER LEVEL could be just about anything – office, gym, TV room, offers IN-FLOOR HEAT and features a private patio area surrounded by trees & greenery, true serenity! Hycroft Estates borders an off leash park which ties into a remarkable trail system & greenspaces through the



community. Don't forget the community centre, outdoor rink, tennis courts and numerous playgrounds. And great proximity to all the shopping, restaurants, YMCA, LRT in Crowfoot Crossing. Don't miss out on this special gem – book your showing today!

Built in 1979

Essential Information

MLS® #	A2150021
Price	\$490,000
Sold Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	40, 700 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M3

Amenities

Amenities	Dog Park, Park, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Side By Side

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Stone
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Many Trees, Views
Roof	Cedar Shake
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 22nd, 2024
Days on Market	4
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.