



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36, 700 Ranch Estates Place NW
Calgary, Alberta

MLS # A2219440



\$409,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,512 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	\$ 647
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: N/A

Welcome to this impeccably maintained home, nestled in the desirable Hycroft Estates of Ranchlands. Perfectly positioned on a corner lot, this immaculate 3-bedroom, 2.5-bath semi-detached home offers the perfect blend of tranquility and convenience. Surrounded by mature trees and just steps from Ranch Estates Hill Greenspace and the Ranchlands Estates Hill Off-Leash Area, outdoor enthusiasts will appreciate the immediate access to nature, walking paths, and dog-friendly trails. Inside, an open layout welcomes you, featuring a dramatic floor-to-ceiling stone wood-burning fireplace and access to a charming front-facing balcony. The main floor flows effortlessly between the well-laid-out kitchen, dining area, and spacious living room—perfect for relaxing or entertaining. Upstairs, you'll find generous bedrooms, including a serene primary suite with its own private balcony and ensuite and two additional good-sized bedrooms. The lower level includes the double attached garage provides ample parking and storage, the laundry room and utility room. This home has been lovingly cared for and offers excellent bones—move-in ready as-is, or a fantastic opportunity to renovate and personalize to your taste. Whether you're looking for a turnkey home or a blank canvas to create your dream space, this is a rare chance to own in one of NW Calgary's most desirable enclaves.