



GRASSROOTS
REALTY GROUP

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951 Ranch Estates Place NW
Calgary, Alberta

MLS # A2240324



\$829,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Water softener as it is

"Outstanding Home in a peaceful cul-de-sac. Discover unparalleled value in this beautifully maintained and updated 2-storey Home in one of the most sought-after communities in the NW, "The Ranchland Estates." This Home offers an oversized pie-shaped lot and a fully developed basement with a walkout to a large shaded multi-levelled patio surrounded by a lush garden. It has five bedrooms, 3.5 bathrooms, and 3,200 sq ft of total development, renovated and updated over the recent years, including all bathrooms, a complete kitchen including oak cabinets, granite countertops, new appliances, and Brazilian mahogany hardwood flooring throughout on the main floor. The exterior wood panel siding has been painted and stained, and the new 4-6 car driveway and walkway have been redone recently. Step outside to the west backyard and enjoy the landscaped backyard, featuring fully fenced, newer rear decks, flower plants, fruit trees, and an extended brick patio with a fire pit. Easy and short access to major roads, Crowfoot Crossing shopping mall and only a few steps away to the natural and off-leash parks.