



**GRASSROOTS**  
REALTY GROUP

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**19 Ranch Estates Road NW**  
**Calgary, Alberta**

**MLS # A2261027**



**\$849,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** None

**\*\* OPEN HOUSE:** Thursday, October 9th 2:30-4:30pm and Sunday, October 12th 1-3pm **\*\*** Welcome to 19 Ranch Estates &mdash; a newly renovated home in a charming, established neighbourhood that truly offers the best of both worlds. Enjoy quiet, tree-lined streets within walking distance to parks and corner stores, with easy access to main roads for a quick commute while still tucked away from the traffic. Inside, a complete renovation combines modern style with classic warmth. The main floor features a spacious kitchen with a large island and brand-new appliances, a cozy living room with a fireplace and balcony access, plus an office, half bath, and a double attached garage. Upstairs, you’ll find three bright bedrooms, including a generous primary suite with a private balcony, and beautifully updated ensuite. The two secondary bedrooms share a connecting balcony and a renovated full bathroom, making it a perfect setup for families. The fully finished walkout basement includes a separate entrance, an additional bedroom, a wet bar with bar fridge, and plenty of storage. Outside, enjoy mountain views, an apple tree, and a spacious backyard ideal for gardening or entertaining.