



GRASSROOTS
REALTY GROUP

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511 Ranch Estates Place NW
Calgary, Alberta

MLS # A2285361



\$795,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,150 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Dog Run		

Heating:	Baseboard, In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, Sauna, Separate Entrance, Storage, Vaulted Ceiling(s)

Inclusions: NA

OPEN HOUSE, SAT FEB 14 FROM 12-2 Welcome to Ranchlands Estates, where nature, privacy, and unique design come together in this truly one-of-a-kind residence offering over 3,200 sq ft of developed living space. Are you tired of seeing cookie cutter homes? Come and explore for yourself this incredible home backing directly onto an off-leash environmental reserve with expansive green space! This home is a rare sanctuary for those who value tranquility, privacy, and a connection to the outdoors. Upgraded over the years completely redone exterior featuring timeless stucco and stone, mature landscaping, underground irrigation, and a 50-year cedar shake roof. Recent improvements include over \$5,000 in electrical upgrades (January 2025) with a new panel and sub-panel (updated in 2011). Additional highlights include two thoughtfully integrated additions, VOLA fixtures in all bathrooms, heated floors in the upper bathrooms, a fenced dog run, and so much more. The kitchen offers granite countertops, maple cabinetry, and a picturesque outlook onto the yard, while the adjacent dining room provides generous space for family dinners and gatherings. The main floor is complete with a laundry room, powder room, and access to a side deck perfect for summer barbecues. Upstairs, you'll find a unique bedroom with vaulted ceilings and abundant natural light, ideal as a home office or creative space. In total, the home offers four bedrooms and 2.5 bathrooms, providing ample room for family and guests. The lower level adds versatile flex space perfect for an additional bedroom, gym, playroom or media room tailored to suit your lifestyle!