



**531 Ranch Estates Place NW
Calgary, Alberta**

MLS # A2172300



\$865,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,534 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Block Driveway, Double Garage Attached, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Garden, No Neighbours Behind, Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub		
Inclusions:	Garage Opener		

* OPEN HOUSE, SUNDAY NOVEMBER 3rd, 2 PM - 4PM This outstanding estate home on an oversized pie shape lot, on a quiet cul-de-sac backs onto a walking path and 9-acre natural park. Over 4,000 sq. ft. of developed space is highlighted by a walk out basement, multiple serene outdoor spaces, downtown and mountain views. Tranquil gardens and quaint curb appeal immediately impresses. The interior is full of charm and character with endless possibilities to customize to your lifestyle. Relaxation is invited in front of the class brick, wood-burning fireplace flanked by built-ins in the family room with a fantastic built-in serving station, perfect for refilling drinks while entertaining. The bayed breakfast nook is encased with windows showcasing the mature tree views and providing a plethora of natural light. The neutral kitchen is well designed with clever storage solutions, 5-burner gas cooktop, under cabinet lighting, touch-free Kohler faucet and peninsula island for extra prep space. Completing the main floor is a bright living room, formal dining room, a den with built-ins and great views, laundry, mud room and powder room. At the end of the day retreat to the luxurious master on the upper level featuring tons of space for king size furniture, a relaxing sitting area, private ensuite, walk-in closet and access to the expansive full-width deck for enjoying morning coffees privately nestled amongst the trees with downtown views. 2 additional, generously sized bedrooms on this level share the 5-piece bathroom. The walkout finished basement will have everyone coming together for games, movies or engaging conversations in front of the fireplace in the massive rec room. This level is also home to a 4th bedroom with a private ensuite, a den, which could easily be used as a 5th bedroom and copious amounts of storage. Walk out to the private pie-shaped backyard oasis with

underground sprinklers, mature landscaping, several gardens in full bloom, tons of grassy play space, expansive deck and amazing views that continue on to the playground, off-leash dog park and beyond in this nature loving community. This wonderful home is within walking distance to 3 strip malls, transit and schools in the family-oriented neighbourhood of Ranchlands offering both public and separate schools, baseball and soccer fields, tennis courts, basketball court, ice rink and a very active community centre. Recent upgrades to the home include Brand New Roof (2021) with 39 Solar Panels - 14 KW Power, freshly landscaped front and side-yard flower beds (2017); new garden shed (2018); interior and exterior paint, (2015, 2019, 2024); two new chain-link gates (2021). The utility room has 2 new 40-gallon Rheem hot water tanks, (2017, 2019); a Hoover central vacuum system with a new motor (2021); 2 medium efficiency Lennox furnaces with attached humidifier (main furnace has a new flame sensor, 2020); New Carpet(2024) in the basement; Brand New Garage Door (2024); heavy-duty shelving; and a utility sink.