



**GRASSROOTS**  
REALTY GROUP

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**36, 700 Ranch Estates Place NW**  
**Calgary, Alberta**

**MLS # A2209032**



**\$419,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

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

**Inclusions:** N/A

Welcome to the highly desirable Hycroft Estates, 3-bedroom, 2.5- half duplex. The spacious living room features a floor-to-ceiling stone fireplace that serves as the focal point of the room. Retreat to the primary suite, where tranquility awaits. Enjoy your morning coffee or unwind in the evening on the balcony. The home's additional bedrooms are generously sized, perfect for family members or guests. Practicality meets convenience with the Double-Attached garage, offering ample space for parking and storage. Hycroft Estates provides a perfect blend of community living and urban convenience. Don't miss your chance to call this exquisite Semi-Detached (Half Duplex) your new home!