



THE
A-TEAM

**RE/MAX
FIRST**

631 RANCH ESTATES Place, Calgary T3G 1M2

MLS® #: **A2144713** Area: **Ranchlands** Listing Date: **06/27/24** List Price: **\$800,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **7,276 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,960**
 Low Sqft:
 Ttl Sqft: **1,960**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,No Neighbours Behind,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Garden,Private Yard**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Parquet,Tile**
 Water Source:
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`8"	Breakfast Nook	Second	9`6" x 8`0"
Dining Room	Second	10`2" x 13`1"	Foyer	Main	9`11" x 13`4"
Kitchen	Second	11`6" x 8`0"	Laundry	Main	6`3" x 5`9"
Living Room	Second	17`3" x 19`6"	3pc Ensuite bath	Third	8`9" x 8`10"
4pc Bathroom	Third	8`9" x 5`6"	Bedroom	Third	10`2" x 13`2"
Nook	Third	19`11" x 7`7"	Bedroom - Primary	Third	17`0" x 13`2"

**Bedroom
Flex Space**

**Level 4
Lower**

**11`11" x 9`0"
10`6" x 7`8"**

**Loft
Game Room**
Legal/Tax/Financial

**Level 4
Lower**

**15`3" x 9`3"
26`10" x 19`2"**

Title:
Fee Simple
Legal Desc:

7711287

Zoning:
R-C1

Remarks

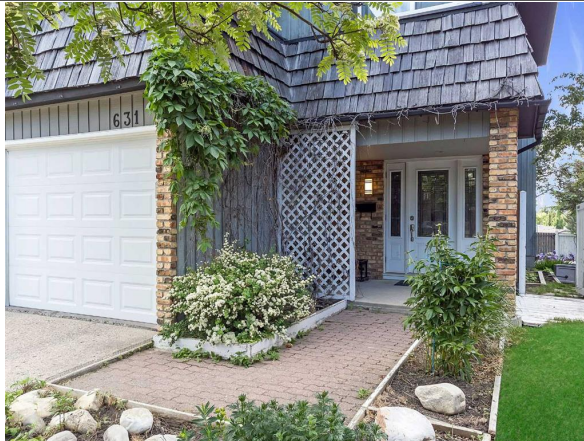
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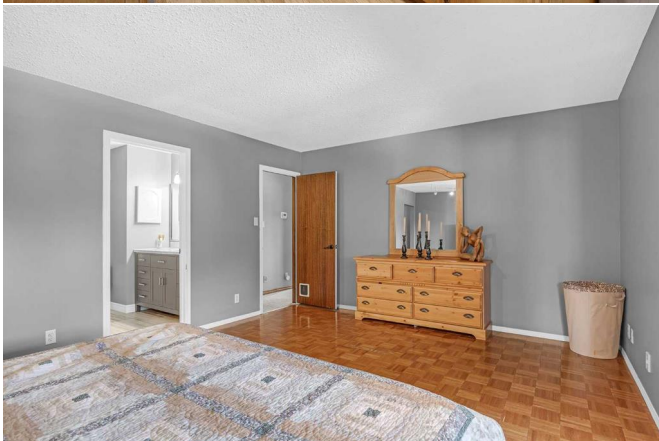
Welcome to your dream family home in RANGLANDS ESTATES! Step into the backyard oasis that defines relaxation and fun: an expansive, meticulously landscaped space boasting an IN-GROUND HEATED POOL, recently renovated with a new liner, natural gas boiler, filter, and chlorine injection system. Picture summer days lounging by the poolside, evenings soaking in the covered HOT TUB on the stamped concrete patio, and nurturing plants in the GREENHOUSE while your furry friends roam freely in their dedicated run. Inside this 1960 sqft, 5-LEVEL SPLIT, charm and character abound. As you enter, be greeted by soaring VAULTED CEILINGS highlighting a stunning WOOD-BURNING FIREPLACE with floor-to-ceiling stonework. The main floor is an entertainer's dream with an open concept layout, flooded with natural light from expansive windows. Step through patio doors onto the oversized, freshly stained deck, complete with a gas line for BBQs and a spiral staircase leading down to the backyard. Upstairs, retreat to the ENORMOUS MASTER SUITE featuring a walk-in closet and a beautifully updated 3-piece ensuite. A UNIQUE NOOK offers versatility for a home gym, office, or serene meditation space. A 2nd bedroom and an additional 4-piece bathroom complete this level. Ascend to the 5th level where you will find the 3rd bedroom and an open loft where you can look out to see DOWNTOWN VIEWS. The WALK-OUT BASEMENT offers high ceilings, large windows, and a 2ND WOOD-BURNING FIREPLACE, creating a perfect blend of comfort and style. Additional features include a DOUBLE ATTACHED HEATED GARAGE with a heated dog room, ensuring comfort for all members of the family year-round. Plus, enjoy the convenience of CENTRAL AIR CONDITIONING throughout the home. Located in Ranchlands Estates, this home offers not just a residence, but a lifestyle. With its blend of outdoor beauty, modern amenities, and thoughtful design, this property is ready for you to move in and start making memories. Don't miss out on the opportunity to call this exceptional property your own. Schedule your showing today and envision your future in this remarkable home!

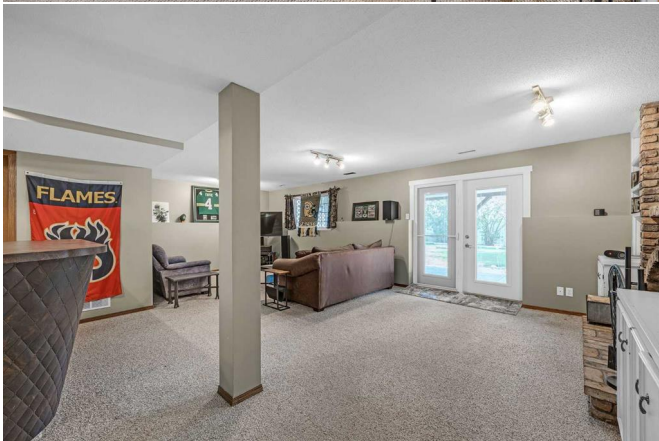
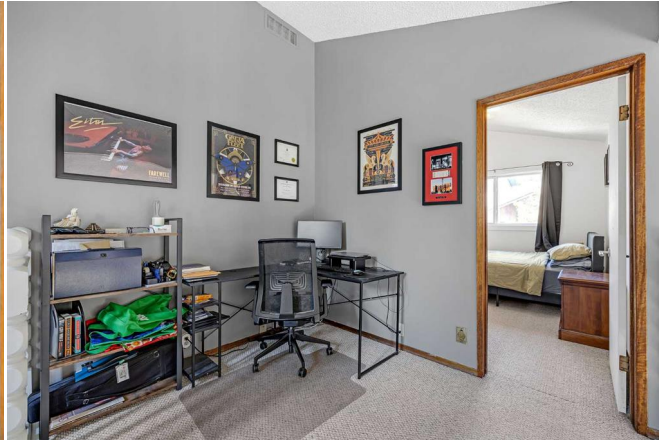
Inclusions:
Property Listed By:

**Hot tub
CIR Realty**

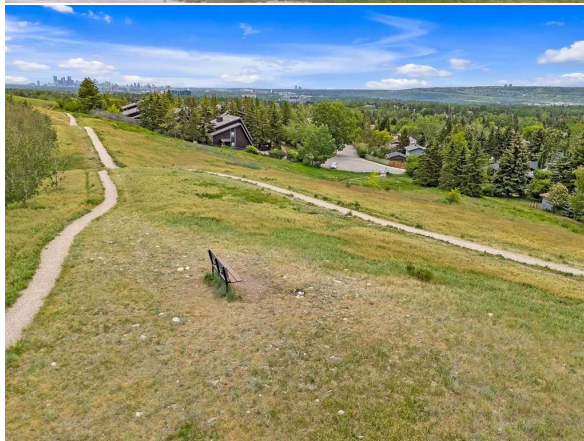
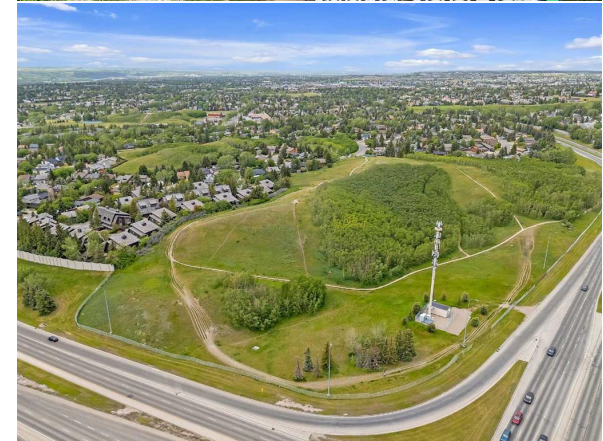
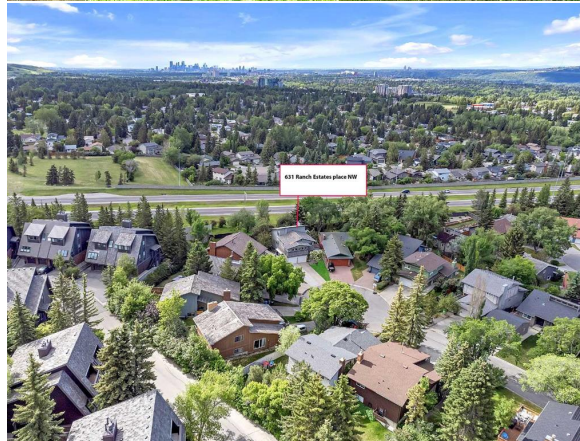
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











631 Ranch Estates PI NW, Calgary, AB

Basement (Below Grade) Exterior Area 296.36 sq ft



0 2 4 ft

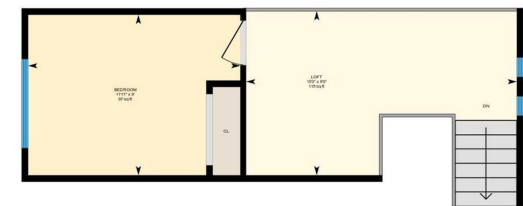
PREPARED: 2024/05/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

631 Ranch Estates PI NW, Calgary, AB

4th Floor Exterior Area 272.39 sq ft



0 2 4 ft

PREPARED: 2024/05/27



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631 Ranch Estates PI NW, Calgary, AB

3rd Floor Exterior Area 419.33 sq ft



PREPARED: 2024/09/27



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631 Ranch Estates PI NW, Calgary, AB

Main Floor Exterior Area 668.80 sq ft
Excluded Area 559.37 sq ft



PREPARED: 2024/09/27



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