



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**700 RANCH ESTATES Place #41, Calgary T3G 1M3**

MLS® #: **A2164354**

Area: **Ranchlands**

Listing Date: **09/09/24**

List Price: **\$510,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,662**

Year Built:

**1979**

Low Sqft:

Lot Information

Ttl Sqft:

**1,662**

Lot Sz Ar:

Lot Shape:

DOM

**10**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**3 Level Split, Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Conservation, Cul-De-Sac, Environmental Reserve, Greenbelt, Views  
Concrete Driveway, Double Garage Attached, Garage Faces Front**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony, Covered Courtyard**

Construction:

**Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat:

**Closet Organizers, No Smoking Home, Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 16`3"</b>
<b>Dining Room</b>	<b>Second</b>	<b>9`8" x 14`1"</b>
<b>Loft</b>	<b>Second</b>	<b>14`11" x 10`9"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>7`7" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`3" x 20`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`6" x 12`0"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>6`2" x 4`8"</b>
<b>Kitchen</b>	<b>Second</b>	<b>11`6" x 11`4"</b>
<b>3pc Bathroom</b>	<b>Third</b>	<b>7`7" x 10`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`3" x 8`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`0" x 12`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$649**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d30**

Legal Desc: **8010494**

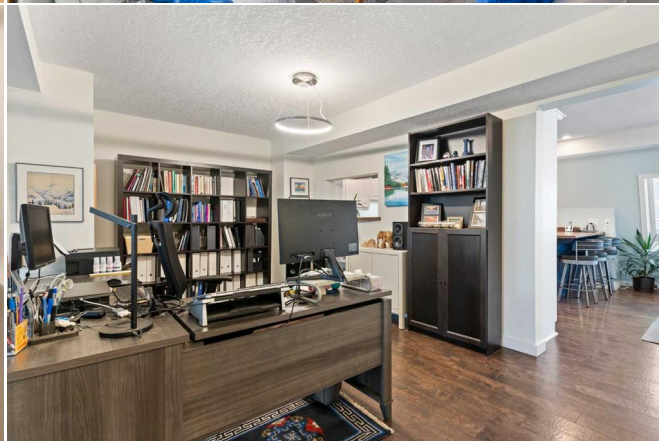
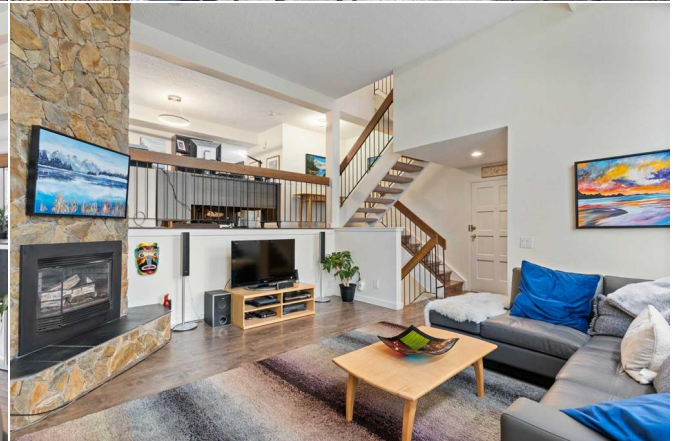
Remarks

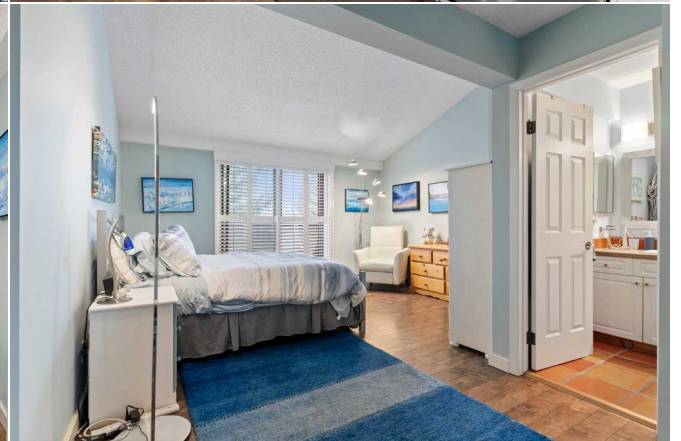
Pub Rmks: **Fantastic opportunity to live in an executive town home with double attached garage in Hycroft Estates! Chalet style living just minutes to downtown. This complex is pet friendly . Up to 2 large dogs are allowed with board approval and the off leash park is seconds away. When you enter this gorgeous home you are immediately drawn to the 2 story stone fireplace which is across from a wall of windows. The main living room is excellent for entertaining or quiet evenings at home. Up a short flight of stairs to a formal dining area and an incredibly large kitchen area. Upstairs is a large second bedroom/office space, a 4 piece bathroom and an enormous owner's retreat and ensuite with new walk-in shower. Imagine stepping on to the deck off your bedroom to beautiful views! The basement is also finished with an additional family room and laundry area. There is a large outdoor patio off the back which feels like you are in the middle of the mountains! The furnace and hot water tank were both replaced in 2020 . Main floor cantilevers (front and back) were insulated (\$5000.00). Another great addition to this home is central air conditioning. Most windows have been replaced and the remainder will be replaced. This condo association is responsible for all windows. Walking distance to two elementary schools and multiple playgrounds. Easy access to Crowfoot shopping area,20 minute drive downtown and quick bus routes to Light Rail Transit stations.**

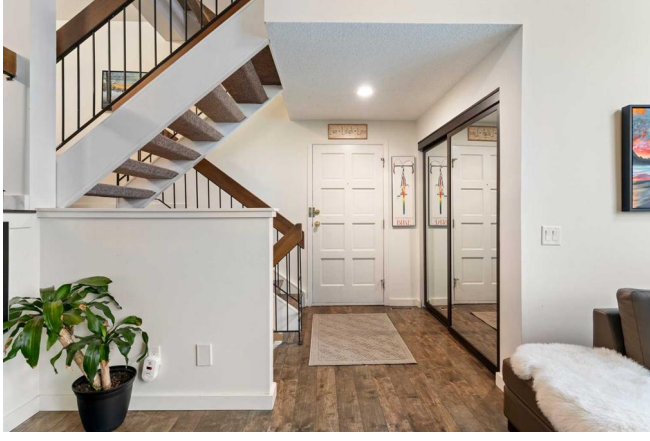
Inclusions: **none**  
Property Listed By: **RE/MAX House of Real Estate**

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











**41-700 Ranch Estates PI NW, Calgary, AB**

Main Building: Total Exterior Area Above Grade: 1962' 37" sq ft



**Main Floor**  
 Exterior Area: 211' 10" sq ft

**2nd Floor**  
 Exterior Area: 242' 34" sq ft

**3rd Floor**  
 Exterior Area: 211' 00" sq ft

Water regions are excluded from total floor areas in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 20240302

