



THE
A-TEAM

**RE/MAX
FIRST**

216 RANCH ESTATES Place, Calgary T3G 1L7

MLS®#: **A2169489**

Area: **Ranchlands**

Listing Date: **10/02/24**

List Price: **\$725,000**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,218**
Low Sqft:
Ttl Sqft: **1,218**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **9,041 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Irregular Lot,Landscaped,Street Lighting,Pie Shaped Lot,Sloped**
Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Rain Gutters,Storage**

Construction: **Brick,Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Slate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 20`0"
Kitchen	Main	11`2" x 12`5"
4pc Ensuite bath	Second	4`11" x 7`5"
Bedroom	Second	11`2" x 8`11"
Family Room	Lower	14`6" x 19`3"
3pc Bathroom	Lower	9`10" x 9`2"
Office	Basement	9`4" x 13`2"

Room	Level	Dimensions
Dining Room	Main	11`7" x 8`8"
Bedroom - Primary	Second	14`1" x 11`5"
Bedroom	Second	11`2" x 9`11"
4pc Bathroom	Second	8`5" x 4`11"
Bedroom	Lower	13`2" x 8`1"
Game Room	Basement	13`10" x 18`6"
Furnace/Utility Room	Basement	9`8" x 7`3"

Title:
Fee Simple
 Legal Desc:

7711287

Zoning:
R-CG

Remarks

Pub Rmks:

This great family home comes with a huge mature landscaped lot that provides lots of privacy. With over 2300 square feet of living space, 4 bedrooms, 3 baths and an expansive yard to play in, there is something for everyone. If your family needs a couple of extra vehicles, no problem, the driveway can handle 4 vehicles plus there is a double attached garage. As you enter this well-maintained home, you will notice the large entry with double closets, warm hardwood and open main living area. The large living room and adjoining dining room allow for flexibility when the dining area needs to be expanded for those special family occasions. The updated kitchen is equipped with stainless steel appliances, loads of cabinets and additional pot drawers. Check out the amount of counter space. When it is time to recharge, the primary bedroom with 4-piece ensuite, plus 2 additional bedrooms are a few steps away to the upper level. There is also a 4-piece main bath on the upper level. The 2 lower levels provide ample space for alone time, family time or casual entertaining of friends. A cozy family room with wood burning fireplace is one level down from the main living area. This level also has a great guest room and a combined 3-piece bath and laundry room. Need a workout or some competitive games, the basement has a huge recreation room. There is also a private office if work from home is your norm. Built-in storage closets and a huge crawl space storage area provide ample space for those less frequently used items. The double attached garage is finished, heated and comes with some shelving and a work bench. The property is located on a quiet cul-de-sac with a green in the middle in the Estates area of Ranchlands. The Ranchlands Estates Dog Park and Wildflower Park are within walking distance. This desirable community is close to many city facilities including, Canada Olympic Park, University of Calgary, Sait, Foothills Medical Centre, Children's Hospital, McMahon Stadium and much more. There is easy access to Stony Trail, Crowchild Trail, LRT transit, and Crowfoot Centre with a full range of shops and services. The Crowfoot Calgary Public Library and Melcor YMCA are close by. This lovingly maintained and selectively updated home is waiting for a new family. Make it yours today!

Inclusions:
 Property Listed By:

**Garden shed, gazebo on deck, heater and wooden shelving in garage.
 Royal LePage Benchmark**

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











