



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**531 RANCH ESTATES Place, Calgary T3G 1M1**

MLS®#: **A2172300** Area: **Ranchlands** Listing Date: **10/10/24** List Price: **\$865,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **9,515 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,534**  
 Low Sqft:  
 Ttl Sqft: **2,534**

DOM

**41**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cleared,Garden,No Neighbours Behind,Landscaped,Street Lighting**  
 Park Feat: **Block Driveway,Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle,Other** Construction: **Brick,Wood Frame,Wood Siding**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: **Balcony,BBQ gas line,Fire** Water Source:  
 Ext Feat: **Pit,Garden,Playground,Private Entrance,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Laminate Counters,No Animal Home,No Smoking Home,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`9" x 4`8"	Office	Main	17`5" x 11`2"
Family Room	Main	19`10" x 13`7"	Breakfast Nook	Main	11`0" x 9`2"
2pc Bathroom	Main	4`11" x 4`11"	Living Room	Main	14`5" x 18`9"
Kitchen	Main	10`9" x 10`9"	Dining Room	Main	9`11" x 12`4"
Bedroom - Primary	Upper	13`1" x 24`5"	4pc Ensuite bath	Upper	4`11" x 8`10"
Bedroom	Upper	11`1" x 12`5"	5pc Bathroom	Upper	8`10" x 8`10"
Bedroom	Upper	14`5" x 11`6"	Family Room	Basement	29`11" x 8`7"

<b>Bedroom Storage</b>	<b>Basement Basement</b>	<b>9`8" x 11`11" 9`7" x 7`4"</b>	<b>4pc Bathroom Storage</b> Legal/Tax/Financial	<b>Basement Basement</b>	<b>7`11" x 4`11" 9`8" x 8`10"</b>
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Title: **Fee Simple**  
 Legal Desc: **7711287**

Zoning: **R-CG**

Remarks

Pub Rmks: **\* 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 Panles - 14 KW Poawer, 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.**

Inclusions: **Garage Opener**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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











