



THE
A-TEAM

**RE/MAX
FIRST**

100 RANCH ESTATES Drive, Calgary T3G 1K1

MLS®#: **A2175215** Area: **Ranchlands** Listing Date: **10/23/24** List Price: **\$690,000**
 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: **5,156 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,271**
 Low Sqft:
 Ttl Sqft: **1,271**

DOM

29
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 15`1"	Kitchen	Main	10`10" x 9`6"
Dining Room	Main	15`1" x 8`6"	Foyer	Main	7`4" x 4`3"
Mud Room	Main	5`6" x 3`8"	Bonus Room	Upper	13`6" x 12`9"
Bedroom	Upper	11`5" x 10`11"	Bedroom	Upper	10`3" x 9`10"
4pc Bathroom	Upper	7`5" x 4`11"	Bedroom - Primary	Lower	15`9" x 12`9"
3pc Ensuite bath	Lower	9`3" x 4`11"	Bedroom	Lower	10`8" x 9`6"
4pc Bathroom	Lower	9`3" x 5`3"	Game Room	Lower	15`7" x 12`6"

Furnace/Utility Room

Lower

22`10" x 12`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7711287

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to this recently renovated 4-level split nestled on a desirable corner lot in the established, family-friendly community of Ranchlands Estates. This charming home offers a thoughtfully designed layout with modern upgrades throughout. The main level features a spacious kitchen equipped with new stainless steel appliances and vinyl plank flooring, seamlessly flowing into a cozy living room warmed by a gas fireplace - perfect for family gatherings. The upper level boasts a versatile bonus room, two generously sized bedrooms, and a 4-piece bathroom. The lower levels provide two additional bedrooms, two bathrooms, and a spacious recreation room, ideal for a growing family or entertaining guests. The oversized heated double attached garage offers ample storage and parking. With its prime location and impressive upgrades, this property is the perfect blend of comfort and convenience. Don't miss the opportunity to make this beautiful home yours!

Inclusions:

Property Listed By:

Second main level refrigerator.

Century 21 Bamber Realty LTD.

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









