



THE
A-TEAM

**RE/MAX
FIRST**

103 RANCH ESTATES Bay, Calgary T3G 1L5

MLS® #: **A2188851** Area: **Ranchlands** Listing Date: **01/24/25** List Price: **\$799,900**
 Status: **Pending** 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: **6,296 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,235**
 Low Sqft:
 Ttl Sqft: **2,235**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Corner Lot,Cul-De-Sac**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard,Storage**

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Hardwood,Linoleum,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Quartz Counters,Sauna,Separate Entrance,Skylight(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 3`3"
Dining Room	Main	10`2" x 10`1"
Kitchen	Main	11`1" x 10`4"
Living Room	Main	12`6" x 17`11"
4pc Bathroom	Upper	6`8" x 7`7"

Room	Level	Dimensions
Breakfast Nook	Main	7`8" x 12`10"
Family Room	Main	19`11" x 12`4"
Laundry	Main	4`7" x 8`8"
Den	Main	11`4" x 8`3"
Bedroom	Upper	9`6" x 13`4"

Bedroom
3pc Bathroom
Game Room

Upper
Lower
Lower

10`0" x 13`4"
7`0" x 5`11"
37`7" x 11`11"

Bedroom - Primary
Bedroom
4pc Ensuite bath

Upper
Lower
Second

12`10" x 13`8"
10`4" x 20`1"
6`8" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7711287

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this charming two-story home which has been in the same family for over 30 years and is situated on a desirable corner lot, offering a perfect blend of comfort and convenience. At over 3,400 sq ft of living space and 4 spacious bedrooms, 3.5 bathrooms, this home provides plenty of room for a growing family. As you walk up to the house, you will notice the beautiful front deck that gets plenty of sun in the afternoons. The traditional floor plan offers a formal living and dining area to entertain guests. The kitchen has been updated with newer appliances and new quartz countertops. The family room is sunk-in with a wonderful real-wood fireplace with a log igniter. Also on the main floor is a den or a bedroom. Upstairs you will find 2 good-sized bedrooms and a very large master complete with its own 4 pc ensuite retreat complete with a hot tub. The walkout basement is a standout feature, designed with a private illegal mother-in-law suite, ideal for multigenerational living or as a separate rental space. It has a kitchen area, a large living room and a bedroom and a full bathroom including a shower. There are two other rooms in the lower level which are ideal for a hobby or for storage. The home boasts an oversized garage, providing ample space for vehicles, storage, and hobbies. The exterior of the house is beautifully maintained, with well-kept landscaping including pine trees, 3 fruit trees and perennials, a raised veggie garden and newer fencing surrounding the property. As a bonus, there are two large sheds for extra storage. Located just a short walk from two schools: Ranchlands School & St. Rita, shopping center and 3 off-leash dog parks, this home offers easy access to daily necessities and is situated in a community that's perfect for families. Whether you're relaxing at home or enjoying the nearby amenities, this property provides a wonderful lifestyle in a well-connected neighborhood.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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













