



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**511 RANCH ESTATES Place, Calgary T3G1M1**

MLS®#: **A2189959**      Area: **Ranchlands**      Listing Date: **01/24/25**      List Price: **\$975,000**  
 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: **6,081 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,150**  
 Low Sqft:  
 Ttl Sqft: **2,150**

DOM

**9**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **5 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Dog Run Fenced In,Environmental Reserve,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,Private,Sloped,Treed,Views**  
 Park Feat: **220 Volt Wiring,Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Baseboard,In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,Dog Run,Garden,Lighting,Private Entrance,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Animal Home,Sauna,Separate Entrance,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Lower	15`7" x 12`0"
Kitchen	Main	11`4" x 9`1"
Breakfast Nook	Main	9`6" x 8`7"
Bedroom	Second	14`11" x 9`1"
Bedroom	Third	14`9" x 10`6"
Mud Room	Basement	9`1" x 3`11"

Room	Level	Dimensions
Family Room	Main	17`1" x 10`5"
Dining Room	Main	15`6" x 11`11"
Den	Main	18`10" x 12`8"
Bedroom - Primary	Third	13`5" x 12`7"
Bedroom	Third	14`9" x 9`8"
Game Room	Basement	15`8" x 12`11"

2pc Bathroom  
3pc Ensuite bath

Main  
Third

0`0" x 0`0"  
0`0" x 0`0"

4pc Bathroom

Third

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7711287**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this one-of-a-kind home located in the coveted RANCLANDS ESTATES, offering over 3200SF of thoughtfully designed living space. BACKING onto a serene off-leash environmental reserve with sprawling GREEN SPACE, this property is a haven for nature lovers and those seeking tranquility & privacy! Meticulously maintained and upgraded over the years, this home features an impressive list of enhancements, including a completely redone exterior with stucco and stone, extensive landscaping, and a 50-year cedar shake roof. Recent updates include over \$5,000 in electrical upgrades (January 2025) with a new panel and sub-panel (updated in 2011). Additional highlights include two additions, underground irrigation, VOLA fittings in all bathrooms, heated floors in the upper bathrooms, a fenced-in dog run & more! Step inside to discover a spacious and inviting layout that blends style and function. The main floor living space is inviting with large windows and SOUTH exposure looking out to your private front yard. Moving up to the second level, you'll find the heart of the home—a sun-drenched living and family room featuring a wood-burning fireplace and an open concept design that connects seamlessly to the breakfast nook & kitchen. From here, step out onto your back deck to enjoy peaceful views of your backyard oasis. The kitchen boasts granite countertops, maple cabinetry, and a picturesque view of the lush backyard. Adjacent to the kitchen, the dining room provides ample space for family gatherings and entertaining. The main floor also offers the convenience of a laundry room, a powder room, and access to a side deck perfect for barbecuing. On the upper level, you'll find a unique bedroom that could double as a home office, complete with vaulted ceilings and abundant natural light. The home boasts a total of four bedrooms and 2.5 bathrooms, ensuring plenty of space for family and guests. The lower level provides additional versatile living space, perfect for a home office, children's playroom, gym, or any other flex space your lifestyle requires. This exceptional home is a rare find in Ranchlands Estates and must be seen in person to be truly appreciated!**

Inclusions:  
Property Listed By:

**Second Fridge, Second Dishwasher, Kitchen Table, Dining Set  
Real Broker**

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













