



THE
A-TEAM

**RE/MAX
FIRST**

167 RANCH ESTATES Road, Calgary T3G 1L4

MLS®#: **A2190473** Area: **Ranchlands** Listing Date: **01/30/25** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **9,343 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,993**
 Low Sqft:
 Ttl Sqft: **1,993**

DOM

2
Layout
 Beds: **4 (4)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Gazebo,Lawn,Landscaped,Rectangular Lot,Treed**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Central Vacuum,Solar Tube(s),Storage,Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`8" x 14`11"
Kitchen	Main	8`6" x 13`9"
Family Room	Main	16`11" x 11`9"
2pc Bathroom	Main	5`1" x 5`2"
Bedroom - Primary	Upper	14`8" x 13`4"
Bedroom	Upper	10`10" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`7" x 14`4"
Nook	Main	7`11" x 11`9"
Bedroom	Main	11`4" x 9`3"
Laundry	Main	5`2" x 5`2"
4pc Ensuite bath	Upper	5`0" x 7`11"
Bedroom	Upper	11`1" x 10`8"

4pc Bathroom	Upper	5`0" x 8`4"	Media Room	Basement	14`11" x 14`10"
Game Room	Basement	15`10" x 13`0"	Family Room	Basement	25`0" x 11`1"
2pc Bathroom	Basement	5`4" x 11`0"	Furnace/Utility Room	Basement	9`6" x 10`10"
Balcony	Upper	15`3" x 7`6"	Entrance	Main	8`9" x 8`11"
Storage	Basement	10`3" x 14`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7910989**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to a charming and affordable family home located on a serene street in Ranchlands Estates, Calgary. This 2-story residence offers 2,800+ square feet of comfortable fully finished living space, perfect for those seeking a livable home with opportunities for personalization. With four bedrooms and four bathrooms, including two full baths and two half baths (one with rough-in for a shower), this property easily meets the needs of a growing family. The exterior features a newly painted facade, enhancing its curb appeal, while inside you'll find a functional layout. On the main floor, the fourth bedroom can double as an office, alongside a front sitting room, formal dining room, and a cozy living room with a wood-burning fireplace. The convenience continues with main floor laundry, half bath and a security system featuring cameras and keyless entry for peace of mind. Upstairs, the primary suite boasts a private balcony, his and her closets, and a bathroom with heated floors for those chilly mornings. Two additional spacious bedrooms and a full bath, complete the upper level, which is air-conditioned for comfort. The fully finished basement includes a media room, set up with a projector and big screen for fun family movie nights, plus a versatile games room, workout space and wet bar. Storage abounds, and there's an additional half bath ready for a shower installation by the buyer. Outside, enjoy a fully landscaped yard with mature trees and fruit-bearing bushes, an irrigation system, and a fully fenced perimeter for privacy. Enjoy sitting on the large covered deck with gazebo and bar or in the yard by a fire. A gas bbq line has been installed for your cooking convenience. The double attached heated garage, can be controlled from the primary bedroom or just inside the garage itself. This home adds further practicality offering a central vacuum system, top down blinds, a garburator and upgraded second electrical panel with lots of room for any additional items you want to add to the home. This is an affordable opportunity for customization and updates to make it truly your own in a great community, just around the corner from an off-leash dog park and ravine walking paths. Close to schools, Crowfoot Crossing and great access to the mountains or to travel across the city. Don't miss the chance to explore this promising property.**

Inclusions: **tv's (4) and tv wall mounts (4) located in both living rooms and basement, Projector, Screen, Irrigation System, Security System & Cameras, Gazebo, Deck Bar, Red Velvet Hibiscus Tree in Livingroom, Shed**

Property Listed By: **Real Estate Professionals Inc.**

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













