

# \$409,900 - 36, 700 Ranch Estates Place Nw, Calgary

MLS® #A2219440

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this impeccably maintained home, nestled in the desirable Hycroft Estates of Ranchlands. Perfectly positioned on a corner lot, this immaculate 3-bedroom, 2.5-bath semi-detached home offers the perfect blend of tranquility and convenience. Surrounded by mature trees and just steps from Ranch Estates Hill Greenspace and the Ranchlands Estates Hill Off-Leash Area, outdoor enthusiasts will appreciate the immediate access to nature, walking paths, and dog-friendly trails. Inside, an open layout welcomes you, featuring a dramatic floor-to-ceiling stone wood-burning fireplace and access to a charming front-facing balcony. The main floor flows effortlessly between the well-laid-out kitchen, dining area, and spacious living room—perfect for relaxing or entertaining. Upstairs, you'll find generous bedrooms, including a serene primary suite with its own private balcony and ensuite and two additional good-sized bedrooms. The lower level includes the double attached garage provides ample parking and storage, the laundry room and utility room. This home has been lovingly cared for and offers excellent bones—move-in ready as-is, or a fantastic opportunity to renovate and personalize to your taste. Whether you're looking for a turnkey home or a blank canvas to create your dream space, this is a rare chance to own in one of NW Calgary's most desirable enclaves.



Built in 1979

## Essential Information

MLS® #	A2219440
Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	36, 700 Ranch Estates Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M3

## Amenities

Amenities	Park, Trash, Visitor Parking, Dog Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	No Smoking Home, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Landscaped
Roof	Pine Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	57
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
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