

**36, 700 Ranch Estates Place NW  
Calgary, Alberta**

**MLS # A2219440**



**\$429,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** N/A

\*\*\*OPEN HOUSE - Saturday, May 17 from 1:00PM-3PM\*\*\* 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.