

203 Ranch Estates Road NW  
Calgary, Alberta

MLS # A2250519

**\$834,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,170 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	High Efficiency, In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** Water drinking system, alarm system, all TV mounts, basement fridge, basement rec room tv, dining room table and chairs, glass hutch in dining room, front living room couch and love seat.

\*\*\*OPEN HOUSE SATURDAY, OCTOBER 11th 12-2pm\*\*\* Welcome to RANCHLAND ESTATES, where this family-friendly two-storey home blends comfort, space and a remarkable natural setting. Positioned on an OVERSIZED CORNER LOT, the property backs directly onto a 14-acre ENVIRONMENTAL RESERVE with an OFF-LEASH DOG PARK and extensive pathways, offering year-round opportunities for walking, biking and outdoor enjoyment just steps from your backyard. An expansive backyard oasis with almost 400 SQFT of DECKING, MATURE APPLE TREES, a PAVED PATIO, DOG RUN and IRRIGATION creates a true outdoor retreat, while an extra 45' RV PAD with 110V service accommodates your adventures. Inside, a soaring TWO-STOREY FOYER introduces a thoughtful layout. A front LIVING ROOM with BAY WINDOW flows seamlessly into the DINING ROOM, ideal for entertaining. The peninsula kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL LG APPLIANCES, a CORNER PANTRY and water filtration system, all overlooking the beautiful yard. The adjoining breakfast nook is wrapped in windows, while a sunken family room anchored by a GAS FIREPLACE offers a cozy retreat. Everyday function is enhanced with a generous mudroom and main floor powder room. Upstairs, the primary bedroom is a restful haven complete with a RENOVATED 4PC ENSUITE featuring a DUAL VANITY, 10MM GLASS SHOWER and ELECTRIC IN-FLOOR HEAT for year-round comfort. Two additional spacious bedrooms, a 4pc bath and a tucked-away BONUS ROOM provide plenty of room for kids or quiet retreats. The FULLY FINISHED BASEMENT was designed with SOUND-DAMPENING INSULATION in the floor joists and includes a rec room perfect for movie nights or games, a 4th bedroom (no window), a 3pc bath, a

WORKSHOP with built-in bench and a COLD ROOM for extra storage. Everyday comfort is supported by CENTRAL AC (2022), TWO CARRIER HIGH-EFFICIENCY FURNACES, HONEYWELL ELECTROSTATIC AIR CLEANER, CENTRAL VAC, and a PREMIUM WATER SOFTENER. An INSULATED DOUBLE ATTACHED GARAGE with overhead storage rounds out this well-equipped home. Location adds to the appeal with quick access to CROWFOOT CROSSING, CROWFOOT LRT, local SCHOOLS, playgrounds and the nearby YMCA and LIBRARY. With thoughtful updates, expansive outdoor living and a coveted setting backing onto the reserve, this RANCLAND ESTATES residence is designed to be enjoyed for years to come.