

523 Ranch Estates Place NW
Calgary, Alberta

MLS # A2257716

\$819,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,054 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Stone Counters, Storage		
Inclusions:	Shed, Exterior Camera and Security System, Vacuum System and Attachments (as is - never used)		

Meet "ROSEMARY" - Backs Onto Off-Leash Nature Reserve | Renovated Kitchen and Main Floor | Unique Layout with Front Balcony - Welcome to this one-of-a-kind home in sought-after Ranchlands Estates, offering private access to a forested NATURE RESERVE and OFF-LEASH dog park right from your backyard. Perfectly located in a quiet CUL-DE-SAC on a pie-shaped lot, this property is surrounded by mature trees and is just steps from Wildflower PLAYGROUND and scenic walking paths. The unique 5-level split layout showcases freshly refinished hardwood floors, a bright dining room with modern built-ins, and a beautiful, UPDATED KITCHEN with white cabinetry, granite countertops, pot lights, and a sunny bay window. Right off the kitchen, you'll find a stylish laundry room and renovated half bathroom. A ground-level living room with a gas fireplace provides a cozy retreat, while the additional family room off the kitchen features another gas fireplace and French doors opening to a front balcony. Upstairs, you'll find four bedrooms (one used as an office) with hardwood flooring—including a large primary suite facing the greenspace with a walk-in closet and 4-piece ensuite. The basement offers even more living space with a large recreation room, gas fireplace, spacious bedroom, and a 3-piece bathroom. Step outside to your BACKYARD OASIS, complete with a large deck, pergola, patio space, and a built-in gas fire pit—ideal for entertaining. Ranchlands is the nature lover's dream with multiple forested nature areas, 2 off-leash parks, mature trees, and tranquil walking paths. Perfectly located near Crowfoot Centre, Nose Hill Park, schools, and the C-Train. This home blends character, functionality, and location into an unbeatable lifestyle.