

41, 700 Ranch Estates Place NW  
Calgary, Alberta

MLS # A2164354



## \$510,000

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Side by Side		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Conservation, Cul-De-Sac, Environmental Reserve, Greenbelt, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** none

Fantastic opportunity to live in an executive town home with double attached garage in Hycroft Estates! Chalet style living just minutes to downtown. This complex is pet friendly . Up to 2 large dogs are allowed with board approval and the off leash park is seconds away. When you enter this gorgeous home you are immediately drawn to the 2 story stone fireplace which is across from a wall of windows. The main living room is excellent for entertaining or quiet evenings at home. Up a short flight of stairs to a formal dining area and an incredibly large kitchen area. Upstairs is a large second bedroom/office space, a 4 piece bathroom and an enormous owner's retreat and ensuite with new walk-in shower. Imagine stepping on to the deck off your bedroom to beautiful views! The basement is also finished with an additional family room and laundry area. There is a large outdoor patio off the back which feels like you are in the middle of the mountains! The furnace and hot water tank were both replaced in 2020 . Main floor cantilevers (front and back) were insulated (\$5000.00). Another great addition to this home is central air conditioning. Most windows have been replaced and the remainder will be replaced. This condo association is responsible for all windows. Walking distance to two elementary schools and multiple playgrounds. Easy access to Crowfoot shopping area, 20 minute drive downtown and quick bus routes to Light Rail Transit stations.