



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11, 700 Ranch Estates Place NW
Calgary, Alberta**

MLS # A2304791

\$474,900



Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,770 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Beach, Many Trees, Native Plants, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Mixed	Condo Fee:	\$ 661
Basement:	Other	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Furniture Negotiable		

Welcome to this beautifully maintained townhouse in the desirable Hycroft Estates—a truly special complex and one I know firsthand to be one of a kind. Tucked into a quiet, park-like setting, this home offers a warm mountain chalet feel with thoughtful, minimalist updates throughout. The main level features an open dining and living space, with a spacious living room centred around a stunning rock fireplace with electric insert, and access to a private balcony. The kitchen has been refreshed with a newer IKEA design—clean, functional, and well laid out—with direct access to your private backyard with no neighbours behind. Upstairs, you’ll find newer hardwood flooring throughout and three bedrooms, including a bright primary retreat with vaulted ceilings, a renovated 3-piece ensuite, walk-in closet with built-in organizers, and a private patio with peekaboo mountain views. Additional updates include renovated bathrooms, fresh paint throughout, newer windows, and brand new 50+ year shingles (2025). The double attached garage adds everyday convenience and extra storage. This pet-friendly complex is known for its mature trees, green space, and strong sense of community—just steps to an incredible off-leash dog park and surrounded by pathways for those who love the outdoors. A rare opportunity to own in a location that offers both quiet, nature-filled living and everyday convenience.