



**428 Ranch Estates Place NW
Calgary, Alberta**

MLS # A2305809

\$714,900



Division:	Ranchlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,371 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, French Door, Granite Counters, Low Flow Plumbing Fixtures, Pantry, Skylight(s), Soaking Tub, Storage		

Inclusions: Dining room set with china cabinet, games table in basement, storage cupboards in basement bedroom, basement fridge, bbq, backyard play structure and zip line

OPEN HOUSE: SUNDAY, MAY 3RD 12:00 - 2:00 PM Find yourself in a home where space, privacy, and a quiet cul-de-sac setting come together within desirable Ranchlands Estates. Nearby schools, kilometers of wooded trails and off-leash areas are all just steps away. An airy, OVERSIZED BI-LEVEL layout introduces flexibility and light, complemented by a HUGE PIE LOT with mature trees and landscaping. The family-friendly main floor plan offers great flow between kitchen, dedicated dining room and living spaces while HARDWOOD FLOORING and fresh paint create a bright, comfortable atmosphere. The kitchen balances everyday function with GRANITE COUNTERTOPS, a CORNER PANTRY, and a SKYLIGHT that draws in daylight. Casual meals unfold in the breakfast nook with direct access to the backyard and decks, connecting indoor and outdoor spaces. The dedicated dining room is anchored by a teak, mid-century modern dining table that is included, adding both style and function. Daily organization stays simple with a well-placed mudroom that includes washer and dryer just off the patio doors. Unwind in a spacious primary retreat featuring a 5PC ENSUITE with DUAL VANITY and 2 STAND-UP SHOWERS, designed to handle busy mornings with ease. Two additional bedrooms and a full bath complete the upper level, offering flexibility for family, guests, or workspace needs. The lower level adds a HUGE GAMES ROOM, a sunny den/media room with a GAS INSERT FIREPLACE, a large fourth bedroom and 2PC bath, allowing room to grow. A games table is included, creating a ready-made space for casual hangouts and recreation. Step outside to a PRIVATE BACKYARD where a ground-level two-tiered deck and GAS BBQ LINE support easy outdoor gatherings, while the pie-shaped lot allows for both play and relaxation. A

backyard play structure with zipline is included, offering a fun and active outdoor feature for kids. An OVERSIZED, INSULATED DOUBLE ATTACHED GARAGE with ELECTRIC HEATER and new opener adds year-round practicality. Recent updates including NEW CARPET, lighting, paint, attic insulation, and updated appliances contribute to long-term confidence. Walking distance to an environmental reserve and surrounded by established homes with generous spacing, this location connects everyday living with access to nature and nearby amenities.