



GRASSROOTS
REALTY GROUP

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35, 700 Ranch Estates Place NW
Calgary, Alberta

MLS # A2331325



\$469,500

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,483 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 661
Basement:	Other	LLD:	-
Exterior:	See Remarks	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, See Remarks		

Inclusions: N/A

Welcome to this THREE-BEDROOM townhome with a HEATED DOUBLE ATTACHED GARAGE in the highly sought-after Hycroft Estates. You'll enjoy peace of mind knowing that the expensive updates are already completed — UPDATED WINDOWS, NEW ENTRY DOOR, CENTRAL A/C, and a FULLY RENOVATED KITCHEN — making this home truly move-in ready. Filled with natural light and offering PLENTY OF STORAGE across all three levels, this is a home that's been thoughtfully updated and meticulously maintained. You'll enjoy the expansive layout with an OPEN LIVING AND DINING AREA that comfortably fits a full-size dining table, anchored by a WOOD-BURNING FIREPLACE with a decorative stone surround. The kitchen is built to last with premium WHITE SHAKER CABINETRY, AFRICAN JATоба HARDWOOD COUNTERTOPS, UNDER-CABINET LIGHTING, HEATED TILE FLOORS, and a functional BREAKFAST BAR for casual dining. Outside, you'll have your choice of THREE SEPARATE OUTDOOR LIVING SPACES: a balcony off the living room, a BACK DECK off the kitchen, and a PRIVATE BALCONY off the primary bedroom. Upstairs, the primary retreat features a WALK-IN CLOSET and a beautifully renovated ENSUITE with QUARTZ COUNTERS and an OVERSIZED SHOWER. The second bedroom enjoys open views toward CANADA OLYMPIC PARK and is currently configured as a home office, while the third bedroom is conveniently located beside the full main bathroom. Downstairs offers a FINISHED LAUNDRY ROOM, POWDER ROOM, INSULATED STORAGE, and the HEATED GARAGE complete with a built-in workbench. A custom BUILT-IN BENCH AND LOCKERS create a practical everyday entry, while the complex itself SIDES ONTO A PARK and OFF-LEASH DOG AREA, extending your outdoor

space well beyond your own backyard. A rare combination of space, quality updates, and low-maintenance living in one of NW Calgary's most desirable townhouse communities.