

**124 Ranch Estates Drive NW
Calgary, Alberta**

MLS # A2175810



\$649,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: none

CALGARY LIVING AT ITS FINEST – Welcome to 124 Ranch Estates Drive NW, a spacious and practical 2-storey family home with a DOUBLE ATTACHED GARAGE in the highly sought-after community of RANCLANDS ESTATES! Nestled on a QUIET STREET and offering over 2,400 sq ft of developed living space, this residence provides ample room for the entire family to enjoy. Inside, a functional layout awaits, crafted for easy living. The kitchen impresses with abundant cabinet space and a generously sized breakfast bar, perfect for meal prep or casual dining. Adjacent to the kitchen is the living room, where a cozy wood-burning FIREPLACE and expansive windows invite natural light in through the large patio doors. The main floor also hosts a laundry room, a 2-piece bathroom, a second living room with soaring vaulted ceilings and a skylight, and a dining area ideal for entertaining guests. Upstairs, three sizeable bedrooms await, including a versatile bonus room that works wonderfully as a family movie space, home office, or additional bedroom. This level also includes a beautifully renovated 5-piece bathroom and a large unfinished ensuite area off the primary bedroom ready for your finishing touches. Step outside from the main floor living room to a spacious deck, perfect for hosting BBQs, while the level backyard invites children's playtime or quiet relaxation among the peaceful surroundings. A covered storage area offers extra convenience, and the private, tree-lined yard adds to the property's charm. The basement provides an expansive rec room with a 4-piece bathroom, ideal for a home gym or kids' play area. Conveniently located near tranquil walking paths and off-leash dog trails, this home also provides easy access to the mountains and all that Calgary has to offer. Embrace the perks of living in an ESTABLISHED COMMUNITY filled with

family-friendly amenities. Schools, restaurants, Crowfoot Crossing Shopping Centre, dog parks, and pathways are all within close reach. If you're looking for a spacious family home in a remarkable neighbourhood, 124 Ranch Estates Drive is the one. Contact your preferred REALTOR® today to arrange a private tour and make this exceptional property your own!