

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

**MLS # A2253106**



**\$675,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands                                           |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Bungalow                                             |               |                   |
| <b>Size:</b>     | 1,268 sq.ft.                                         | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot   |               |                   |

|                    |                                                                                |                   |      |
|--------------------|--------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Crown Molding, Laminate Counters, Low Flow Plumbing Fixtures, Storage, Wet Bar |                   |      |

**Inclusions:** All light fixtures, all attached shelving, pond equipment, deck furniture (table + 4 chairs), patio lights, garden benches, fire pit, patio heater

Welcome to this inviting bungalow in Ranchlands, offering a comfortable blend of space, functionality, and thoughtful updates. With 3 bedrooms on the main floor plus a fully finished basement with an additional bedroom, this home provides plenty of room for families, downsizers, or anyone looking for a versatile layout in a well-established community. Step inside to a welcoming foyer that opens into a bright living and dining area, highlighted by a brick-facing wood-burning fireplace—a cozy centerpiece for family gatherings. The space is enhanced by a large bay window that fills the room with natural light and hardwood flooring that adds warmth and character. The kitchen features plenty of cabinetry and counter space, laminate countertops, stainless steel appliances, and room for a breakfast nook. It's a practical and cheerful space where everyday meals come together with ease. The primary bedroom offers dual closets and a private 3-piece ensuite with a walk-in shower, while two additional bedrooms share a full 4-piece bathroom. Each room is well-sized, making them ideal for children, guests, or even a home office. Downstairs, the fully developed basement expands your living options with a spacious recreation room complete with a wood-burning stove and a wet bar—perfect for entertaining or cozy nights in. You'll also find a fourth bedroom, a 3-piece bathroom, laundry area, and plenty of storage, ensuring this level is as practical as it is welcoming. Outside, the backyard is a true retreat with mature landscaping that creates privacy, a tranquil pond, and both a deck and patio for outdoor living and entertaining. Whether you're enjoying a quiet evening or hosting a summer BBQ, this yard has it all. This home has been consistently updated over the past 15 years, so you can move in with peace of mind. The most recent updates

include new appliances within the last 3 years, a garage door in 2020, and a hot water tank in 2020. Set in Ranchlands, you'll appreciate the abundance of nearby amenities. The community is home to schools, parks, playgrounds, and walking paths, while Crowfoot shopping, restaurants, fitness centres, and the C-Train station are just minutes away. Quick access to major routes makes commuting a breeze, while the community's established charm and convenience make it a wonderful place to call home. This is a fantastic opportunity to own a well-maintained bungalow in one of Calgary's most accessible and family-friendly neighbourhoods.