

# \$795,000 - 3 Ranch Estates Road Nw, Calgary

MLS® #A2203737

**\$795,000**

3 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.13 Acres

Ranchlands, Calgary, Alberta

Meet Rose - Discover the perfect blend of nature, comfort, and modern upgrades in this stunning & UNIQUE WALKOUT BUNGALOW in Ranchlands, Calgaryâ€™s sought-after nature-loverâ€™s community. Sitting on one of the most coveted corner lots with a SW-facing backyard, this home offers mountain views and is directly across from Wildflower Off-Leash Parkâ€™an ideal setting for outdoor enthusiasts.

Step inside to a meticulously upgraded space featuring Acacia hardwood floors, a spacious designer kitchen with GRANITE countertops (2020), and new stainless steel appliances (2023). Natural light pours in through upgraded TRIPLE-pane wood and vinyl windows and patio doors, creating a warm and inviting atmosphere. The raised living room, complete with a gas fireplace (2018) and stunning views, leads to a sunny deck with a shade awning and a greenhouseâ€™a true retreat. The primary suite boasts a walk-in closet, propeller ceiling fan, and a renovated ensuite with a walk-in shower and seat (2018). Two additional bedrooms, including one with a Murphy bed (included) and an upgraded 4-piece bathroom, complete the main floor.

Downstairs, the walkout basement offers a large rec room with another gas fireplace (2018), huge built-in bookcases, and a full bathroom, making it the perfect space for relaxation or a spacious home office. The



lower level also includes a laundry room and an expansive unfinished basement, ideal for a workshop, gym, or extra storage. The home is equipped with two high-efficiency furnaces (one replaced in 2024), a new hot water tank (2024), and an updated electrical panel (2019) for peace of mind. Also enjoy CENTRAL A/C (2018) for those warm summer days.

The attached double GARAGE is drywalled, insulated, and HEATED, featuring a double-insulated garage door (2023), added insulation (2019), and windows for natural light. Outside, enjoy a premium cedar deck (2024), an upgraded fence with side entry (2020, 2024), and a spacious shed (2021). A repoured and extended driveway (2017) and 50-year asphalt shingles (2014) add further longevity to the home. Security and camera systems (2023) ensure peace of mind.

Nestled among mature trees and rolling hills, this home is steps from two nature reserves and off-leash dog parks while being minutes from Crowfoot Crossing's™ restaurants, grocery stores, and entertainment. A RARE opportunity to own a heavily upgraded home in a serene, nature-filled location™ don't miss out!

Built in 1979

### **Essential Information**

MLS® #	A2203737
Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,398
Acres	0.13
Year Built	1979
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3 Ranch Estates Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1L4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Storage, Vinyl Windows, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard, Awning(s)
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
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Days on Market 9  
Zoning R-CG

### **Listing Details**

Listing Office Renzo Real Estate Inc.

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