

\$834,900 - 203 Ranch Estates Road Nw, Calgary

MLS® #A2250519

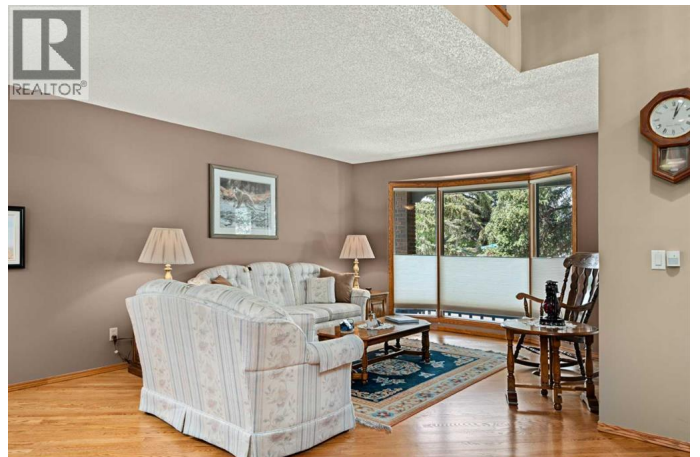
\$834,900

4 Bedroom, 4.00 Bathroom, 2,170 sqft

Single Family on 0.21 Acres

Ranchlands, Calgary, Alberta

Welcome to RANCHLAND ESTATES, where this family-friendly two-storey home blends comfort, space and a remarkable natural setting. Positioned on an OVERSIZED CORNER LOT, the property backs directly onto a 14-acre ENVIRONMENTAL RESERVE with an OFF-LEASH DOG PARK and extensive pathways, offering year-round opportunities for walking, biking and outdoor enjoyment just steps from your backyard. An expansive backyard oasis with almost 400 SQFT of DECKING, MATURE APPLE TREES, a PAVED PATIO, DOG RUN and IRRIGATION creates a true outdoor retreat, while an extra 45' RV PAD with 110V service accommodates your adventures. Inside, a soaring TWO-STOREY FOYER introduces a thoughtful layout. A front LIVING ROOM with BAY WINDOW flows seamlessly into the DINING ROOM, ideal for entertaining. The peninsula kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL LG APPLIANCES, a CORNER PANTRY and water filtration system, all overlooking the beautiful yard. The adjoining breakfast nook is wrapped in windows, while a sunken family room anchored by a GAS FIREPLACE offers a cozy retreat. Everyday function is enhanced with a generous mudroom and main floor powder room. Upstairs, the primary bedroom is a restful haven complete with a RENOVATED 4PC ENSUITE featuring a DUAL VANITY, 10MM GLASS SHOWER and ELECTRIC IN-FLOOR HEAT for year-round



comfort. Two additional spacious bedrooms, a 4pc bath and a tucked-away BONUS ROOM provide plenty of room for kids or quiet retreats. The FULLY FINISHED BASEMENT was designed with SOUND-DAMPENING INSULATION in the floor joists and includes a rec room perfect for movie nights or games, a 4th bedroom (no window), a 3pc bath, a WORKSHOP with built-in bench and a COLD ROOM for extra storage. Everyday comfort is supported by CENTRAL AC (2022), TWO CARRIER HIGH-EFFICIENCY FURNACES, HONEYWELL ELECTROSTATIC AIR CLEANER, CENTRAL VAC, and a PREMIUM WATER SOFTENER. An INSULATED DOUBLE ATTACHED GARAGE with overhead storage rounds out this well-equipped home. Location adds to the appeal with quick access to CROWFOOT CROSSING, CROWFOOT LRT, local SCHOOLS, playgrounds and the nearby YMCA and LIBRARY. With thoughtful updates, expansive outdoor living and a coveted setting backing onto the reserve, this RANCHLAND ESTATES residence is designed to be enjoyed for years to come. (id:6289)

Built in 1981

Essential Information

Listing #	A2250519
Price	\$834,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,170
Acres	0.21
Year Built	1981
Type	Single Family
Sub-Type	Freehold

Community Information

Address	203 Ranch Estates Road Nw
Subdivision	Ranchlands
City	Calgary
Province	Alberta
Postal Code	T2G2B9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Electric, Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Wood siding
Exterior Features	Fruit trees, Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 4:31am CDT