



## 531 Ranch Estates Place Calgary Alberta

\$865,000

This outstanding estate home on an oversized pie shape lot, on a quiet cul-de-sac backs onto a walking path and 9-acre natural park. Over 4,000 sq. ft. of developed space is highlighted by a walk out basement, multiple serene outdoor spaces, downtown and mountain views. Tranquil gardens and quaint curb appeal immediately impresses. The interior is full of charm and character with endless possibilities to customize to your lifestyle. Relaxation is invited in front of the class brick, wood-burning fireplace flanked by built-ins in the family room with a fantastic built-in serving station, perfect for refilling drinks while entertaining. The bayed breakfast nook is encased with windows showcasing the mature tree views and providing a plethora of natural light. The neutral kitchen is well designed with clever storage solutions, 5-burner gas cooktop, under cabinet lighting, touch-free Kohler faucet and peninsula island for extra prep space. Completing the main floor is a bright living room, formal dining room, a den with built-ins and great views, laundry, mud room and powder room. At the end of the day retreat to the luxurious master on the upper level featuring tons of space for king size furniture, a relaxing sitting area, private ensuite, walk-in closet and access to the expansive full-width deck for enjoying morning coffees privately nestled amongst the trees with downtown views. 2 additional, generously sized bedrooms on this level share the 5-piece bathroom. The walkout finished basement will have everyone coming together for games, movies or engaging conversations in front of the fireplace in the massive rec room. This level is also home to a 4th bedroom with a private ensuite, a den, which could easily be used as a 5th bedroom and copious amounts of storage. Walk out to the private pie-shaped backyard oasis with underground sprinklers, mature landscaping, sever...

Family room 29.92 Ft x 8.58 Ft

Bedroom 9.67 Ft x 11.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Storage 9.58 Ft x 7.33 Ft

Storage 9.67 Ft x 8.83 Ft

Foyer 9.75 Ft x 4.67 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Living room 14.42 Ft x 18.75 Ft

Kitchen 10.75 Ft x 10.75 Ft

Dining room 9.92 Ft x 12.33 Ft

Primary Bedroom 13.08 Ft x 24.42 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

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Listing Presented By:



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(CENTRAL)**

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Office 17.42 Ft x 11.17 Ft

Family room 19.83 Ft x 13.58 Ft

Breakfast 11.00 Ft x 9.17 Ft

Bedroom 11.08 Ft x 12.42 Ft

5pc Bathroom 8.83 Ft x 8.83 Ft

Bedroom 14.42 Ft x 11.50 Ft