



## 267 Ranch Estates Drive Calgary Alberta

\$900,000

Meet "Rosewood" | Your DREAM home, where design meets functionality in a tranquil, nature-inspired setting. Situated in sought-after Ranchlands Estates, this property offers PRIVATE access to a forested nature reserve and OFF-LEASH dog park. The home boasts durable HARDIE BOARD siding, mostly TRIPLE-PANE windows, and a charming covered front porch. The backyard features a two-tier COVERED deck with SOUTH-EAST exposure, privacy screens, self-watering planters, and an OUTDOOR TV setup (included). A BBQ gas line and a gas lantern (as-is) enhance outdoor entertaining. The fully-fenced yard is a gardener's paradise with apple trees, raspberry bushes, perennials, and a vegetable garden. The low-maintenance front yard is equally lush. The HEATED double garage includes slat-wall storage for organization. Inside, high-end Cumaru hardwood floors span the main level, prized for durability and scratch resistance. The front living room stuns with vaulted TONGUE-AND-GROOVE ceilings and floor-to-ceiling windows flooding the space with light. Adjacent is a spacious dining room with built-in wine racks. The kitchen offers panoramic VIEWS of the park, with stainless steel appliances, a Bosch dishwasher, a slide-in range, an extra-deep sink with garburator, and a champagne bronze Delta faucet. GRANITE countertops and a large island with seating complete the space. Nearby, the laundry room provides built-in PANTRY storage and a side entrance. Relax in the sunken family room with a black brick FIREPLACE, custom Fir mantle, original wainscoting, and built-in bookshelves. The beamed tongue-and-groove ceiling adds warmth, while large windows frame serene park views. Upstairs are FOUR spacious bedrooms with updated waterproof luxury vinyl plank flooring. The primary suite features a walk-in closet and updated ensuite. Three additional bedrooms share a main bathroom with quartz countertops. The b...

4pc Bathroom 6.33 Ft x 7.67 Ft

4pc Bathroom 8.58 Ft x 8.58 Ft

Bedroom 9.50 Ft x 10.92 Ft

Bedroom 11.83 Ft x 10.92 Ft

Bedroom 9.58 Ft x 9.67 Ft

Primary Bedroom 11.92 Ft x 13.00 Ft

Storage 12.08 Ft x 21.75 Ft

Furnace 15.75 Ft x 8.67 Ft

2pc Bathroom 4.42 Ft x 5.08 Ft

Dining room 11.17 Ft x 16.58 Ft

Family room 12.33 Ft x 18.58 Ft

Foyer 13.58 Ft x 9.33 Ft

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4pc Bathroom	9.17 Ft x 8.42 Ft	Kitchen	12.58 Ft x 5.08 Ft
Exercise room	11.67 Ft x 15.83 Ft	Laundry room	12.58 Ft x 5.08 Ft
Recreational, Games room	25.00 Ft x 15.83 Ft	Living room	13.58 Ft x 17.17 Ft