



3 Ranch Estates Road Calgary Alberta

\$795,000

Meet Rose - Discover the perfect blend of nature, comfort, and modern upgrades in this stunning & UNIQUE WALKOUT BUNGALOW in Ranchlands, Calgary's sought-after nature-lover'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 Park--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 greenhouse--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 upgra...

Family room 23.67 Ft x 13.25 Ft
 Laundry room 3.08 Ft x 5.00 Ft
 3pc Bathroom 8.42 Ft x 4.92 Ft
 Other 10.42 Ft x 6.67 Ft
 Breakfast 9.50 Ft x 9.00 Ft
 Kitchen 9.50 Ft x 9.08 Ft

Living room 17.83 Ft x 13.92 Ft
 4pc Bathroom 7.83 Ft x 4.92 Ft
 Bedroom 11.00 Ft x 9.58 Ft
 Bedroom 11.08 Ft x 9.67 Ft
 Primary Bedroom 14.42 Ft x 11.75 Ft
 3pc Bathroom 4.92 Ft x 7.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Renzo Real Estate Inc.

<https://www.renzorealestate.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 15.08 Ft x 12.08 Ft

Other 4.92 Ft x 5.83 Ft