

440 Ranch Estates Place NW Calgary, Alberta

MLS # A2355722

\$970,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,732 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Lawn, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Slab	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s)		

Inclusions: TV wall mount, Blinq doorbell cam, Hangers and drying rack in laundry room, All white floating shelving, Attached shelving in garages, Fridge in garage, Tire rack in garage, Mounted cabinet in the office, Key box next to garage, Gold hooks at the front door, planter boxes, lamp sconces in the primary bedroom

Welcome Home to 440 Ranch Estates Place NW! Have you been torn between an older home full of character (and a renovation list a mile long) and something move-in ready that just doesn't have the same personality? Well, why choose when you can have BOTH?! This one-of-a-kind raised bungalow is anything BUT ordinary! With ALL of its living space above grade, soaring vaulted ceilings, oversized windows, and not one but TWO wood-burning fireplaces, this home has character in spades! But here's where things get REALLY good! The current owners have been BUSY, and we're not just talking about fresh paint! We're talking a new roof, eavestroughs and upgraded insulation (2022), triple-pane windows (2024), TWO new furnaces, a heat pump AND solar panels (2025), plus a new hot water tank (2026). The big-ticket upgrades? They've been tackling those too! Inside, you'll find an open-concept kitchen with deck, updated flooring, fresh paint, and a sound-treated office or bedroom. Outside, the updates continue with a newer patio, front door, exterior paint, and driveway. And can we talk about the GARAGES?! A double attached AND a double detached garage! Whether you're a car enthusiast, need a workshop, or just have a whole lot of toys (no judgment!), there's room for it all! The backyard has a private patio, raised garden beds, and plenty of room for a dog run or trampoline. Character? CHECK. Major upgrades? CHECK. Room for all your hobbies? DOUBLE CHECK! This isn't your cookie-cutter bungalow, and that's exactly why you'll love it. Come see for yourself, book a showing with your favorite realtor today!