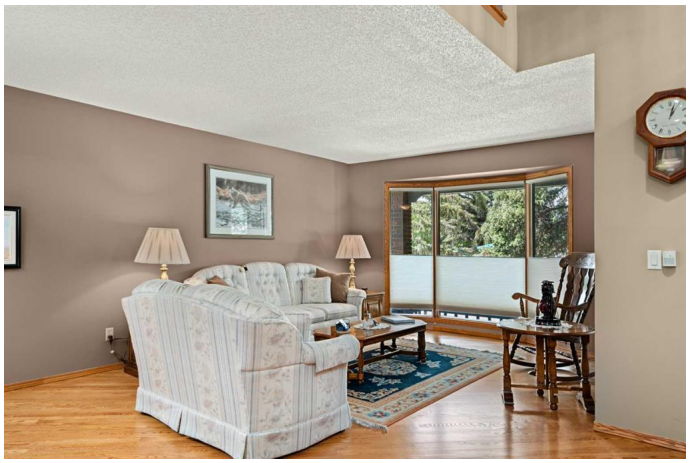
$834,900 - 203 Ranch Estates Road Nw, Calgary

MLS® #A2250519

$834,900

4 Bedroom, 4.00 Bathroom, 2,170 sqft
Residential 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.

Built in 1981

Essential Information

MLS® #	A2250519
Price	$834,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,170
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	203 Ranch Estates Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2B9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Storage, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Central Air Conditioner
Heating	High Efficiency, In Floor, Forced Air, Natural Gas, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Yard, Landscaped, Lawn, Underground Sprinklers, Backs on to Park/Green Space, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025

Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.