

# \$819,000 - 523 Ranch Estates Place Nw, Calgary

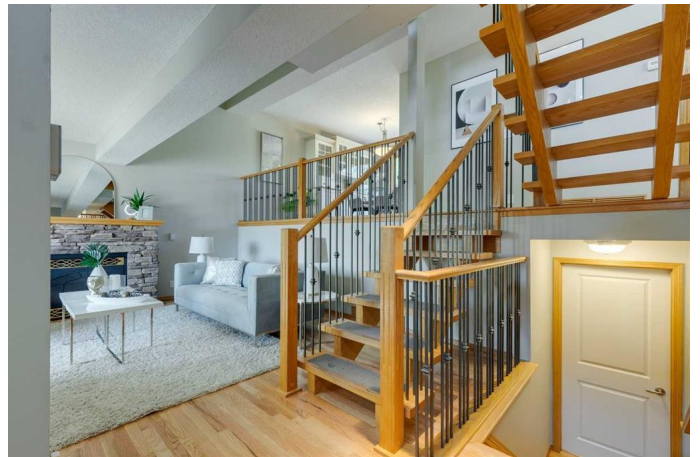
MLS® #A2257716

**\$819,000**

5 Bedroom, 4.00 Bathroom, 2,054 sqft  
Residential on 0.17 Acres

Ranchlands, Calgary, Alberta

Meet “ROSEMARY” - Backs Onto Off-Leash Nature Reserve | Renovated Kitchen and Main Floor | Unique Layout with Front Balcony - Welcome to this one-of-a-kind home in sought-after Ranchlands Estates, offering private access to a forested NATURE RESERVE and OFF-LEASH dog park right from your backyard. Perfectly located in a quiet CUL-DE-SAC on a pie-shaped lot, this property is surrounded by mature trees and is just steps from Wildflower PLAYGROUND and scenic walking paths. The unique 5-level split layout showcases freshly refinished hardwood floors, a bright dining room with modern built-ins, and a beautiful, UPDATED KITCHEN with white cabinetry, granite countertops, pot lights, and a sunny bay window. Right off the kitchen, you’ll find a stylish laundry room and renovated half bathroom. A ground-level living room with a gas fireplace provides a cozy retreat, while the additional family room off the kitchen features another gas fireplace and French doors opening to a front balcony. Upstairs, you’ll find four bedrooms (one used as an office) with hardwood flooring—including a large primary suite facing the greenspace with a walk-in closet and 4-piece ensuite. The basement offers even more living space with a large recreation room, gas fireplace, spacious bedroom, and a 3-piece bathroom. Step outside to your BACKYARD OASIS, complete with a large deck, pergola, patio space, and a built-in gas fire pit—ideal for entertaining. Ranchlands is



the nature lover's dream with multiple forested nature areas, 2 off-leash parks, mature trees, and tranquil walking paths. Perfectly located near Crowfoot Centre, Nose Hill Park, schools, and the C-Train. This home blends character, functionality, and location into an unbeatable lifestyle.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257716      |
| Price          | \$819,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,054         |
| Acres          | 0.17          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 523 Ranch Estates Place Nw |
| Subdivision | Ranchlands                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 1M1                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | French Door, Stone Counters, Storage                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 3                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard, Storage                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Brick, Wood Frame, Wood Siding                                                            |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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