

**6387 Ranchview Drive NW
Calgary, Alberta**

MLS # A2240623



\$499,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,124 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: Shed

*** OPEN HOUSE Saturday 12:00-2:00pm and Sunday 1:00-3:00pm *** Step inside this fully updated, move in ready home and discover the inviting main floor featuring a spacious living room, a dedicated dining area, and a modern kitchen complete with quartz countertops and stainless steel appliances. A convenient half bath and a mudroom lead you to the deck and fully landscaped backyard with mature trees the perfect space for relaxing or entertaining family and friends. Stay comfortable inside with air conditioning and triple pane windows. Upstairs, you'll find a comfortable primary bedroom, two additional bedrooms, and a full bathroom. The developed basement adds even more living space with a cozy family room, a versatile craft/hobby room, and a laundry area. This home has been well taken care of, making it truly turn-key and ready for its next owners to love and enjoy. Ranchlands has pathways, an off-leash dog park, and tons of amenities nearby at Crowfoot Crossing's shopping centre. Families love the proximity to schools, the skating rink, and community centre, while having easy access to Crowchild and Stoney Trail to navigate the city. Book your showing today!!