



97, 6915 RANCHVIEW Drive NW
Calgary, Alberta

MLS # A2300003



\$365,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1d43
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

*** REDUCED \$37,900. *** ... OPEN HOUSE SATURDAY 2-4 PM ... RANCLANDS MEADOWS! EXTENSIVE RENOVATIONS WERE DONE RECENTLY. OVER 1,500+SF OF SPACIOUS LIVING SPACE ON 3 LEVELS. STAINLESS STEEL APPLIANCES. VINYL FLOORING AND MUCH MORE. THREE BATHROOMS: ONE 4 PIECE ON UPPER LEVEL, ONE 2 PIECE ON MAIN FLOOR AND ANOTHER 3 PIECE IN LOWER LEVEL. LARGE WINDOW IN LOWER LEVEL MAKES IT AN IDEAL SITUATION FOR EXTENDED FAMILY. CLOSE TO SCHOOLS, SHOPPING AND PARKS. LOW MAINTENANCE FEE \$453.42/MO INCLUDES PROFESSIONAL MANAGEMENT, RESERVE FUND CONTRIBUTION, EXTERIOR MAINTENANCE, WATER & SEWER. OWNER'S RECREATIONAL CENTER NEXT DOOR FOR FAMILY FUNCTIONS. FAMILY FRIENDLY COMMUNITY...WHAT A BEAUTIFUL WAY TO LIVE!