



GRASSROOTS
REALTY GROUP

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8004 Ranchview Drive NW
Calgary, Alberta

MLS # A2328262



\$569,690

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	767 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Storage		

Inclusions:	N/A
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Welcome to 8004 Ranchview Drive NW—a beautifully updated and meticulously maintained 3-bedroom, 2-bathroom home with nearly 1400 sq/f of living space that's truly move-in ready. With most of the home already updated, this turnkey property offers exceptional value and peace of mind with a new furnace, central air conditioning, new kitchen appliances, and a new washer and dryer. Fresh paint throughout gives the home a bright, modern feel, while the cozy gas fireplace creates the perfect gathering space. Step outside to enjoy the low-maintenance backyard and patio, ideal for relaxing or entertaining. The oversized insulated double garage with 240V power is perfect for hobbyists, EV charging, or a workshop. Located in the established community of Ranchlands, you'll enjoy easy access to parks, schools, Crowfoot Crossing shopping, CTrain access, and major roadways, making everyday living convenient and connected. This is the complete package—an extensively updated, exceptionally cared-for home that's ready for its next owners. Don't miss your opportunity to make it yours! Quick possession is available!