



GRASSROOTS
REALTY GROUP

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**71, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2333614



\$380,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Quartz Counters, Storage		

Inclusions: Pax closets in primary bedroom & white cabinets in basement

Welcome to this beautifully maintained and extensively updated townhome in the established community of Ranchlands, where stylish renovations meet everyday comfort in a bright, move-in ready home. This is truly one of the best renovated homes in the complex and was done with the owner in mind. Freshly painted throughout and beautiful bamboo and slate flooring on the main floor, this inviting home features a southwest-facing backyard, allowing natural light to fill the living spaces throughout the day. The thoughtfully renovated kitchen is the showstopper in this home and is a rare layout in this complex (unlike most with galley kitchens) It is open, spacious, with tons of counterspace and has an opening to see through to the living area. Designed for both everyday living and entertaining, featuring custom full-height cabinetry, under cabinet lighting, a built-in custom corner dining cabinet, and an abundance of storage and workspace. The adjacent dining and living areas flow seamlessly to the private and treed, southwest-facing patio, creating the perfect setting for summer barbecues, morning coffee, or relaxing evenings outdoors. The convenient main floor powder room has also been tastefully updated with a quartz countertop. Upstairs, you'll find three great-sized bedrooms, including a spacious primary retreat complete with custom IKEA Pax wardrobe cabinetry for exceptional organization. The beautifully renovated 4-piece bathroom showcases custom cabinetry, quartz countertops, marble tile flooring, and a marble tub surround, offering a timeless, elegant finish. The unfinished basement provides excellent storage, laundry area with an updated washer and dryer, and future development potential to suit your needs. Additional updates include updated furnace, knockdown ceilings, updated lighting, newer baseboards, and updated windows. Located in the heart of

Ranchlands, this home offers an exceptional lifestyle in one of northwest Calgary's most established, family-friendly communities. Mature trees, welcoming neighbours, nearby parks, and walking paths create a wonderful neighbourhood atmosphere. Enjoy the convenience of being just steps from schools, bus routes, and a seasonal outdoor skating rink, while the YMCA with its pool, fitness facilities, and ice rink, the public library, Crowfoot Centre, Market Mall, Costco, and a wide variety of shopping and restaurants are all just minutes away. With quick access to Crowchild Trail and Stoney Trail, commuting is easy and weekend escapes to the mountains are always within reach. Low condo fees add exceptional value and include water, sewer, garbage collection, parking, snow removal, exterior maintenance, reserve fund contributions, and access to the community clubhouse. Combining quality renovations, functional living spaces, a sunny southwest-facing backyard, and an unbeatable location, this move-in ready home is one you won't want to miss.