

**6911 Ranchero Road NW
Calgary, Alberta**

MLS # A2225683



\$474,888

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,214 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

| NO CONDO FEE | WELL MAINTAINED 5-LEVEL SPLIT TOWNHOUSE | SINGLE ATTACHED GARAGE | Beautifully Maintained Townhouse & NO CONDO FEES! This multi-level townhome offers an incredible blend of space, functionality, and convenience. Featuring two bedrooms plus a versatile flex room that can serve as a third bedroom or home office, this home is designed for modern living. Second Level: A spacious living room with gleaming hardwood floors flows effortlessly to a charming deck, overlooking a large, fenced green backyard—perfect for relaxation or entertaining. Third Level: A bright and airy kitchen boasts ample storage, generous counter space, and a central island, seamlessly opening to the dining area with private balcony access. A powder room adds convenience and style to this level. Fourth Level: Here you’ll find a spacious bedroom, ideal for family or guests, alongside a generous den, bonus room, or office space—perfect for remote work. Fifth Level: The primary bedroom retreat features ample closet space and a well-appointed four-piece bathroom, offering comfort and privacy. Basement: A dedicated laundry area with extra storage, a separate entrance, and walk-up access to the rear yard enhance convenience and practicality. Situated just steps from schools, playgrounds, and public transit (with a 10-minute bus ride to Crowfoot/Dalhousie LRT) and within easy reach of Crowfoot Centre, restaurants, and major roadways, this home is an exceptional opportunity. This is a MUST-SEE!