

**6422 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2227997**



**\$499,981**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad, Plug-In, Side By Side		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Slope		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	M-CG d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Pantry, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

No CONDO FEES! Welcome to your new move-in ready well maintained 4 bed 2 bath 2 laundry home, complete with an illegal suite right across the street from the bus stop. You will love its family friendly neighbourhood of Ranchlands and appreciate overlooking a playground right outside your backyard. The \$50,000 project of the retaining wall & fencing & new sod were just completed in 2025. You will love having so much privacy & space. You will also appreciate the enormous 30' X 6' covered deck for friends & family gatherings. Your new home comes complete with 2 full kitchens, 2 full bathrooms and 2 full & separate laundry areas. Your well maintained & good-sized home has 3 bedrooms on the main, the master comes complete with a newer window & a huge walk-in closet. A completely separate entrance to the lower level. . You will appreciate all the storage in the home. Do not forget 3- parking stalls at the back and plenty of street parking available. The home has been freshly painted both inside and out in 2025. The hot water tank was replaced in 2024. You can just move in and enjoy the whole summer. Come in today, before this hidden gem is scooped up.

COMMUNITY: Ranchlands is a serene residential neighborhood located in the northwest quadrant of Calgary, Alberta. Established in 1977 after being annexed to the City of Calgary in 1961, It has grown to become a vibrant community, offering a blend of residential amenities and natural beauty. The community is geographically positioned with John Laurie Boulevard to the north, Sarcee Trail to the east, Crowchild Trail to the south, and Nose Hill Drive to the west. It is family oriented with 12 parks & playgrounds and an abundance of day cares and close to the Crowfoot LRT with plenty of amenities & shopping along with great access to the university. DID YOU KNOW:

Ranchlands Park is in the community of Ranchlands It occupies about 12 hectares. The park was established when the community was developed in the 1970s. Hobnob amidst the knobs and kettles. This parkland was set aside to maintain a sense of "ranch land" for residents in the surrounding community. Fortunately, the park also preserves geological features called "knobs and kettles." Much of northwest Calgary was once a field of knobs and kettles but Ranchlands Park is among the last remnants left in a natural state. The knobs, which are small, rounded hilltops and the kettles, which are depressions formed in glacial deposits when a buried block of ice, left behind by a retreating glacier melt, form a field of steeply undulating hills.