

**17, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2253706



\$335,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,107 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 497
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement Flat Top Stove, Basement Microwave, Basement Refrigerator, TV and mount in upstairs bedroom

****OPEN HOUSE Saturday, September 6 from 1 PM-3 PM**** Discover this beautifully maintained 3-bedroom, end unit townhome that offers the privacy of a near-detached property in the heart of Ranchlands—offering over 1,500 square feet of versatile living space, thoughtfully designed for growing families. ****LIST PRICE IS \$12,000 BELOW CITY ASSESSED VALUE**** This property features a private backyard surrounded by mature trees, providing an ideal setting for BBQs and gardening, with direct access to a scenic walking path. Upon entering, you’ll find an open-concept kitchen featuring a central island that flows into a cozy dining nook, perfect for casual meals or entertaining. The main floor also includes a spacious bedroom and a convenient 2-piece bathroom. The bright sunken living room boasts sliding doors that lead to the private backyard, which backs onto a serene green space, enhancing the overall tranquillity of the home. Upstairs, you’ll find two more generously sized bedrooms with a well-appointed 4-piece bathroom and additional storage space completing the upper level. The fully developed basement features another kitchenette, abundant storage, laundry, and an inviting recreation room—perfect for family movie marathons, kids’ activities, your own home gym or hobby space. The community offers extensive walking paths, off-leash dog areas, and green spaces, encouraging an active lifestyle for all. The Ranchlands Community Centre is a true hub for family fun, featuring a playground, basketball court, and an outdoor rink for year-round recreation. Just minutes from Crowfoot’s shops, restaurants and LRT station, all amenities are within reach. This home is ideally situated to enjoy everything Ranchlands has to offer—a welcoming neighbourhood, excellent schools, vibrant community spirit, and

exceptional amenities—making it a wonderful place to raise a family, entertain friends, and create lasting memories. Whether you're a first-time buyer, young family, or pet owner craving outdoor space, this home offers unbeatable value, comfort, and location. This one has it all—space, location, and flexibility.