



6724 Ranchview Drive Calgary Alberta

\$575,000

START THE CAR - This is the one you've been waiting for... A lovingly maintained home in an excellent location, for an affordable price! Located on a pretty tree-lined street and BACKING A PATHWAY that leads to a forested park. Plenty of room for the whole family with 4 bedrooms, 2.5 bathrooms and nearly 1700 sq ft. You will be immediately impressed by the VAULTED CEILINGS, bright natural light and cozy stone FIREPLACE. The kitchen hosts a large centre island, ample storage space and a comfortable dining area. Upstairs you will find a spacious primary bedroom, with a convenient 2-pc bathroom. As well as two more sizeable bedrooms and a 4-pc bathroom. The lower level is a great place to be, with a massive 4th bedroom, a 3pc bathroom with HEATED FLOORS, a large family room and two patio doors that lead to the GLORIOUS BACKYARD. Enjoy basking in the sunshine on your MASSIVE DECK. The lush landscaping and pathway behind the property offer a private and peaceful setting. Before reaching the pathway, you will step down into a lower garden area, with numerous perennials. The pathway leads to one of Ranchland's natural OFF-LEASH dog parks, with rolling hills and stunning views; perfect for nature lovers and their pups. This home has also been upgraded over the years to improve energy efficiency - saving you \$\$\$! BRAND NEW SOLAR PANELS (25 yr warranty), NEWER TRIPLE PANE WINDOWS, HIGH EFFICIENCY FURNACE AND LOW FLOW TOILETS! Other notable features include CENTRAL VAC, 2 storage sheds and the partially finished basement with storage galore. There is a tandem parking pad with room for 3 vehicles and gates to utilize RV parking. Ranchlands is a family friendly community with great neighbours and many recreational opportunities. Quick access to schools, transit, major roadways, the Rocky Mountain's and Crowfoot shopping plaza. This is a very special place to call home. Check ou...

2pc Bathroom 7.50 Ft x 5.08 Ft

4pc Bathroom 7.58 Ft x 5.08 Ft

Primary Bedroom 14.25 Ft x 11.17 Ft

Bedroom 17.58 Ft x 12.42 Ft

Bedroom 10.50 Ft x 9.08 Ft

Primary Bedroom 14.42 Ft x 13.25 Ft

3pc Bathroom 7.58 Ft x 7.92 Ft

Listing Presented By:



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<http://emilylovescalgary.ca/>



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