



## 8005 Ranchview Drive Calgary Alberta

\$549,900

Open House, Saturday, August 10 2-4 pm. Discover your dream home at this well maintained 3 bedroom, 2 bathroom, 4 level split in Ranchlands. Move in ready and boasting a fantastic layout, this home welcomes you with a functional entrance leading to a bright and spacious living room. Enjoy cozy evenings by the wood burning fireplace. The large kitchen has been recently updated with modern appliances and elegant granite countertops, while the dining area, featuring a sliding glass door, is ideal for family gatherings and barbecues. Upstairs, you'll find a generous master bedroom with a walk-in closet, a second bedroom, and a renovated 4 piece bathroom. The lower level includes a walkout basement through the family room, a third bedroom with a large window, and another stylishly renovated 3 piece bathroom with a tiled glass shower. The unfinished 4th level houses the utility room/laundry and a partially finished storage room that can easily be converted into a 4th bedroom by enlarging the window to meet egress standards. Additionally, the basement features a large crawlspace perfect for extra storage. The backyard is a true oasis with a spacious deck, greenhouse, and storage shed, all backing onto a park with no neighbours behind. For a comprehensive look at this property, click on the 3D virtual tour for a step by step walkthrough. (id:6769)

Primary Bedroom 10.25 Ft x 13.75 Ft

Other 6.83 Ft x 6.92 Ft

Bedroom 10.25 Ft x 8.33 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Furnace 17.58 Ft x 11.83 Ft

Storage 10.83 Ft x 16.50 Ft

Family room 9.67 Ft x 19.42 Ft

Bedroom 12.83 Ft x 7.50 Ft

3pc Bathroom 4.17 Ft x 7.50 Ft

Other 4.92 Ft x 4.08 Ft

Living room 14.75 Ft x 11.83 Ft

Dining room 11.08 Ft x 7.92 Ft

Kitchen 11.75 Ft x 11.08 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)