



# 6315 Ranchview Drive Calgary Alberta

\$309,900

Welcome to a remarkable 2-bedroom condo that boasts an exceptional blend of convenience and comfort. This charming property offers an array of sought-after features, from a titled heated underground parking spot to an enticing walk-out patio/deck - a rare gem at such an incredible value. Step into the west-facing living room, where natural light floods the space, complementing the warmth of hardwood floors. A corner fireplace adds a cozy touch, making it an ideal space to relax or entertain. The living area seamlessly extends to the patio, providing ample room for outdoor entertainment. The kitchen boasts stainless steel appliances and dark wood cabinetry. Work or study comfortably in the home office alcove, equipped with a built-in computer desk and cabinets, catering to your professional or personal needs. The master bedroom offers a walk-in closet and an ensuite 4-piece bathroom for a private retreat. This unit also has in suite laundry and the property includes extra assigned storage in the parkade, ensuring ample space for your belongings. Benefit from the convenience of this centrally located building just minutes away from Crowfoot Train Station and adjacent to the sprawling Ranchlands Community Park to enjoy easy access to nature's tranquility right by your doorstep. Convenience is key with the proximity of Crowfoot Shopping Centre, providing an abundance of services, diverse dining options including the new Cactus Club, The Keg, Joey Crowfoot and a variety of shopping experiences. Schedule a showing today and make this desirable property your new home! \*\*\*There is an option to assume the mortgage on title with approx. 165,000 remaining at 2.34% interest rate until April 2026.\*\*\* (id:6769)

Living room 14.00 Ft x 12.08 Ft

Kitchen 10.25 Ft x 8.00 Ft

Dining room 10.00 Ft x 9.00 Ft

Primary Bedroom 11.25 Ft x 10.83 Ft

Other 4.58 Ft x 3.83 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 9.75 Ft x 8.83 Ft

Office 5.33 Ft x 5.00 Ft

Foyer 4.17 Ft x 4.17 Ft

Laundry room 3.50 Ft x 2.83 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Other 12.75 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)



**Real Estate Professionals Inc.**

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