



## 6915 Ranchview Drive Calgary Alberta

\$425,000

SO MANY UPDATES in this family-friendly townhome in Ranchlands! The big money has already been spent so you can just move in and enjoy! Windows, patio door, furnace, kitchen, bathrooms, main level flooring, custom blinds, paint - all done in the last 5 years! Lovingly cared for by the owners, this END UNIT is clean and bright with 3 UPPER BEDROOMS and 2.5 BATHS! The main level has vinyl plank flooring throughout, giving it an updated feel. The kitchen has quartz counters, new cabinets with soft-close drawers and a convenient tower pantry. Dining area has ceiling fan and big window - mature trees can be seen out every window! Wall cut-out between dining and living keeps everyone connected and the natural light flowing. Living room is nicely sized with access onto the very sunny south-facing deck and yard space! Upstairs you will find three bedrooms and an updated full bathroom, including the primary bedroom with wall-to-wall closet. The lower level is fully developed and features a large room with 3-piece bath that is a perfect setup for a teenager or multi-generational family living. This space has been used as a 4th bedroom as there is an egress window in the bathroom or it can be a spacious family room, media room or play space for kids! There is plenty of storage in a separated storage room and the mechanical/laundry room. Ranchlands is a convenient, family-oriented neighbourhood with schools and parks nearby. This unit is immaculate and move-in ready! (id:6769)

3pc Bathroom Measurements not available  
 Recreational, Games room 20.00 Ft x 8.83 Ft  
 2pc Bathroom Measurements not available  
 Kitchen 13.00 Ft x 7.00 Ft  
 Dining room 10.17 Ft x 9.75 Ft

Living room 17.25 Ft x 11.25 Ft  
 4pc Bathroom Measurements not available  
 Primary Bedroom 15.17 Ft x 9.83 Ft  
 Bedroom 10.33 Ft x 7.42 Ft  
 Bedroom 8.33 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
 Century 21 Bamber Realty LTD.

<http://www.riverliferealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca