



## 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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MaxWell Capital Realty

<http://emilylovescalgary.ca/>

**RE/MAX Realty Professionals**

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