



# 8023 Ranchview Drive Calgary Alberta

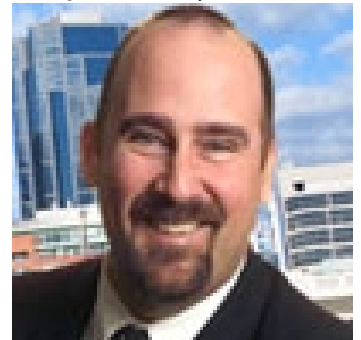
\$574,900

Excellent value in this Ranchlands walkout bungalow! Cozy sunken living room with hardwood floor and wood burning fireplace for evenings in. 3 bedrooms up, including the Primary which is complete with 2-piece en suite bath. Unwind on the back deck and enjoy the scenic views to the south. The finished walkout basement offers an additional room for the upstairs, large shared laundry, plus the illegal 1-bedroom suite complete with 3-piece bath, living room, and functional kitchen. Two generous off-street parking spaces are accessed from the laneway. The location provides ready access to all that the NW has to offer, including schools, Crowfoot LRT station, Crowfoot Crossing shopping, parks, golf, the U of C, and more. This is the tremendous opportunity you have been waiting for - arrange your private showing today! (id:6769)

- Other 11.42 Ft x 11.25 Ft
- Laundry room 12.75 Ft x 10.75 Ft
- Furnace 28.67 Ft x 7.50 Ft
- Living room 15.75 Ft x 12.25 Ft
- Dining room 12.00 Ft x 8.00 Ft
- Kitchen 15.50 Ft x 11.33 Ft
- Primary Bedroom 11.00 Ft x 11.00 Ft
- Bedroom 9.75 Ft x 8.58 Ft

- Bedroom 9.75 Ft x 8.42 Ft
- 4pc Bathroom 9.75 Ft x 4.92 Ft
- 2pc Bathroom 6.67 Ft x 4.33 Ft
- Living room 9.00 Ft x 12.67 Ft
- Kitchen 6.00 Ft x 12.67 Ft
- Bedroom 12.00 Ft x 11.50 Ft
- 3pc Bathroom 7.83 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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