



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8007 Ranchview Drive NW
Calgary, Alberta

MLS # A2233402



\$550,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	All the Extra Laminate Flooring in the basement bedroom included (not installed)		
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Charming Fully Finished 4 Bedroom 2.5 Bathroom Family Home Backing onto a Park in Ranchlands boasting over 2100sqft of living space! Enjoy peaceful, unobstructed views and the privacy of no rear neighbors, plus the added bonus of a back lane for easy access. The main level features warm hardwood flooring, soaring vaulted ceilings, and a bright bay window that floods the front living room with natural light. A functional kitchen with solid wood cabinetry opens to a cozy second living area with a brick fireplace, the perfect spot to unwind. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find 3 generously sized bedrooms and a full 4-piece bathroom. The fully finished basement offers a spacious rec room, a flex room or 4th bedroom (with Egress Windows!) laundry room, and another full 3-piece bathroom, ideal for guests or growing families. Located just steps from the bus stop and minutes from schools, shopping, and all amenities, this home combines location, value, and functionality. Whether you're looking to invest, renovate, or move right in, this Ranchlands gem offers endless potential!