



GRASSROOTS
REALTY GROUP

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**41, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2240382



\$387,000

Division:	Ranchlands		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: all blinds

Welcome to this beautifully maintained 4-bedroom, 1.5-bathroom townhome located in the quiet and family-friendly community of Ranchlands Meadows. With over 1600 sq. ft. of living space, this bright and inviting home offers the perfect blend of function and comfort, ideal for first-time buyers, growing families, or anyone seeking a low-maintenance lifestyle in a convenient NW location. Step inside to find a spacious main floor featuring an airy living room filled with natural light, an updated kitchen with modern finishes, and a generous dining area—perfect for everyday meals or entertaining guests. A convenient half bath completes the main level. Upstairs, you'll find a large primary bedroom with a custom closet system, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully developed lower level offers a versatile fourth bedroom, ideal as a home office, guest room, or creative studio. A large rec room/multi-purpose space and laundry area round out the basement level. The convenient back entrance leads out to the private yard with a deck and raised garden boxes—a rare find in a townhome. One assigned parking stall with power is included, with visitor parking nearby. Condo fees include access to a recreation center with amenities, adding value and convenience to your everyday life. Located minutes to Crowfoot Shopping Centre, Safeway, Co-op, and Costco. Nearby schools include: Ranchlands School, St. Rita School, and Robert Thirsk High School. Parks, playgrounds, off-leash dog areas, and tennis courts close by. Quick access to John Laurie Blvd, Crowchild Trail, and Stoney Trail for easy commuting. Short distance to C-Train stations and YMCA at Crowfoot. This turnkey townhome checks all the boxes—comfort, convenience, and community. Don't miss your chance to call Ranchlands

Meadows home!