



GRASSROOTS
REALTY GROUP

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**6628 Ranchview Drive
Calgary, Alberta**

MLS # A2244226



\$649,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,571 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

**** OPEN HOUSE: Saturday, Aug. 2nd 12-2pm and Sunday, Aug. 3rd 1-3pm **** Welcome to this inviting home located in the heart of Ranchlands, one of Calgary's most desirable and well-established neighbourhoods. With 2,077 square feet of completed living space, this property offers comfort, functionality, and plenty of room for a growing family. The home features four spacious bedrooms, central A/C, recently replaced windows, and an attached double garage. The newly renovated kitchen is a standout feature, designed with thoughtful touches like a spice Rack, built-in cutting board, and appliance garage—perfect for anyone who loves to cook. The dining room boasts a bright skylight, creating a warm and inviting atmosphere, while the bright living room offers great space for entertaining or relaxing with family. Conveniently located off the kitchen on the main floor, the laundry area features a front-load washer and dryer for added ease and efficiency. Step outside from the kitchen onto a large deck that overlooks the large backyard—ideal for summer barbecues, kids, and pets. Set on a large lot, the property provides ample outdoor space and privacy. Downstairs, the fully finished basement adds even more flexibility with a dedicated office, a hobby or craft room, and a generous recreation room. Additional upgrades include a new electrical panel, adding modern reliability to the home. With its ideal location close to schools, shopping, and public transit, this home truly has it all—space, style, and convenience in one of Calgary's top communities. Don't miss this one, book your showing today!