

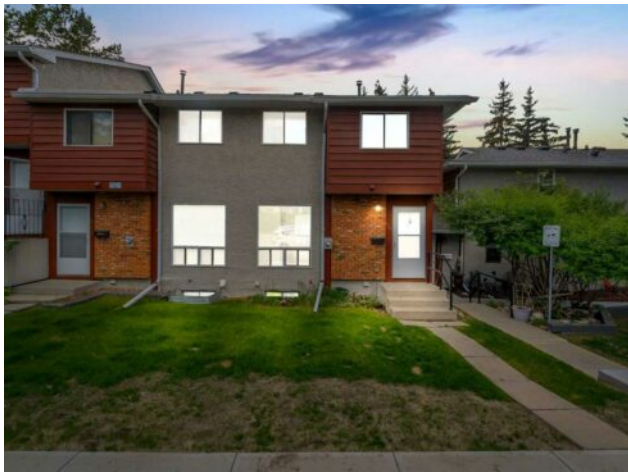


GRASSROOTS
REALTY GROUP

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104, 6915 Ranchview Drive NW
Calgary, Alberta

MLS # A2259725



\$396,400

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

FULLY RENOVATED!! LOW CONDO FEES!! 4 BEDROOMS, 2 BATHROOMS!! OVER 1600+ SQFT OF LIVING SPACE!! Located in the quiet, family-friendly community of Ranchlands, this townhouse has been completely transformed with modern updates throughout — all you need to do is move in! The main floor welcomes you with a bright living area filled with natural light, flowing seamlessly into the stunning kitchen with sleek finishes and stainless steel appliances. Just off the kitchen is a spacious dining area, perfect for hosting and a 2PC bath for added convenience. Upstairs features THREE WELL-SIZED BEDROOMS and a fully updated 4PC bath. The FINISHED BASEMENT adds even more space with A SPACIOUS FOURTH BEDROOM, a huge rec room, laundry area and a separate storage room. It’s ideally located across from schools, playgrounds and the community hall, with shopping just minutes away. This unit comes with an assigned parking stall and the low condo fees make it even more appealing. RENOVATED, SPACIOUS, AND MOVE-IN READY — THIS ONE HAS ROOM TO GROW AND ROOM TO LIVE.