



**8, 6915 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2290120**



**\$349,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** n/a

Welcome to this beautifully updated 3-bedroom end-unit home in the desirable community of Ranchlands! This move-in ready property has been thoughtfully renovated throughout. The main living areas feature new vinyl plank flooring, complemented by brand new carpet in the bedrooms/ staircase and upper floor for added comfort. The fully updated kitchen showcases new cabinets, stylish countertops, modern light fixtures, and brand new Samsung appliances (refrigerator, dishwasher, electric stove), creating a fresh and functional space for cooking and entertaining. The home offers three spacious bedrooms, including a large primary bedroom that provides plenty of room to relax and unwind. The bathrooms have also been refreshed with new toilets, countertops and a new tub with gorgeous tile, adding to the home's clean, modern feel. Downstairs, the full basement offers additional living space with great potential for a family room, home office, or recreation area. Major mechanical updates provide peace of mind, including a new furnace and hot water tank, as well as a new LG washer and dryer. Step outside to enjoy the good-sized back deck, perfect for summer barbecues, relaxing evenings, or entertaining guests. Located in the established NW community of Ranchlands, this home is close to parks, schools, shopping, and transit, making it an excellent opportunity for families, first-time buyers, or investors. Move-in ready with extensive updates &mdash; this is one you won't want to miss!