



**8005 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2291292**



**\$510,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Stone Counters		

**Inclusions:** Dishwasher, Refrigerator, Microwave, Stove, Range Hood, Washer, Dryer, Window Coverings, Shed.

Welcome to this bright and inviting 3 bedroom, 2 full bathroom home in the established community of Ranchlands, ideally located this home has a sunny south-facing backyard that backs onto a park equipped with a playground. Inside, the home offers open and comfortable living spaces filled with natural light throughout the day. The kitchen is both functional and welcoming, featuring stone countertops, a pantry, and plenty of room to gather and entertain. Whether you’re hosting friends or enjoying a quiet morning coffee, the layout makes everyday living easy. Upstairs offers a comfortable retreat for the whole family, creating a natural separation between living and sleeping spaces. The lower level adds even more flexibility with an additional bedroom and full bathroom, a layout made for guests, older children who want a bit more independence, or even a roommate setup. Step outside and enjoy everything Calgary summers are known for. The backyard features a garden, storage shed, and a deck with built-in seating, an ideal space for relaxing or entertaining. Location is another standout feature. Just a few minutes’ drive brings you to neighbourhood elementary schools and the Ranchlands Community Association, which offers baseball diamonds, a skating rink, playground, park space, and tennis courts. With quick access to John Laurie Boulevard, Sarcee Trail, and Crowchild Trail, commuting around Calgary is simple and convenient. Even better, Crowfoot Crossing has a variety of amenities from gas to groceries to a bite-to-eat. A wonderful opportunity to enjoy space, sunlight, and community in one of northwest Calgary’s established neighbourhoods.