



**8119 Ranchview Drive NW
Calgary, Alberta**

MLS # A2298459



\$549,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters		

Inclusions: Basment Fridge, Electric Range, Dishwasher, Hood fan

Welcome to 8119 Ranchview Drive NW in the established community of Ranchlands. This updated family home with an illegal basement suite offers incredible value and flexibility for both homeowners and investors alike, with recent upgrades throughout including newer windows, roof, air conditioning, flooring, knock-down ceilings, and a fully renovated kitchen. The main floor is bright and inviting, filled with natural light from large windows and designed with a functional open feel. The kitchen has been completely redone with custom cabinetry, stainless steel appliances, and modern finishes, making it a true centerpiece of the home. Durable and stylish vinyl plank flooring runs throughout the main level, perfect for busy family living. The primary bedroom features a convenient 2-piece ensuite, while two additional bedrooms and a well-appointed 4-piece bathroom complete the upper level. Downstairs, the fully developed basement offers a one-bedroom illegal suite, ideal for generating mortgage-helping income or accommodating extended family. The suite includes a full kitchen with appliances, including a dishwasher, a comfortable living space, and a 4-piece bathroom. Located in a family-friendly neighbourhood close to schools, parks, and amenities, this is a great opportunity to own a move-in-ready home with income potential. Book your private showing today.