

**61, 6915 Ranchview Drive NW**  
**Calgary, Alberta**

**MLS # A2225208**



**\$415,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

SO MANY UPDATES in this family-friendly townhome in Ranchlands! The big money has already been spent so you can just move in and enjoy! Windows, patio door, furnace, kitchen, bathrooms, main level flooring, custom blinds, paint - all done in the last 5 years! Lovingly cared for by the owners, this END UNIT is clean and bright with 3 UPPER BEDROOMS and 2.5 BATHS! The main level has vinyl plank flooring throughout, giving it an updated feel. The kitchen has quartz counters, new cabinets with soft-close drawers and a convenient tower pantry. Dining area has ceiling fan and big window - mature trees can be seen out every window! Wall cut-out between dining and living keeps everyone connected and the natural light flowing. Living room is nicely sized with access onto the very sunny south-facing deck and yard space! Upstairs you will find three bedrooms and an updated full bathroom, including the primary bedroom with wall-to-wall closet. The lower level is fully developed and features a large rec room with 3-piece bath that is a perfect setup for a teenager or multi-generational family living. This space has been used as a 4th bedroom as there is an egress window in the bathroom or it can be a spacious family room, media room or play space for kids! There is plenty of storage in a separated storage room and the mechanical/laundry room. Ranchlands is a convenient, family-oriented neighbourhood with schools and parks nearby. If you have ever priced out new windows or a new kitchen, you will understand the value you are getting in this lovingly updated, owner-occupied home. This unit is immaculate and move-in ready!