

**8203 Ranchview Drive NW**  
**Calgary, Alberta**

**MLS # A2180698**



**\$599,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, Sauna, Stone Counters		

**Inclusions:** Window coverings, Garage Opener and Controls, TV mount and floating shelf in bedroom, attached shelving and insulation in hobby/sound room, attached shelving/workbench in storage room, garden shed

OPEN HOUSE SAT & SUN, NOV 23, 24th 1-4 PM - Renovated 4 level back split with over 1150 sf with an open-plan living area anchored by the impressive kitchen with huge island, stone counters, stainless appliance package with a double oven - adjoining a bright and open living/dining area perfect for entertaining. Large windows bring in lots of natural light while custom adjustable window shades let you control privacy. Curl up in front of the wood-burning fireplace on those cooler nights. The upper level features a large primary bedroom with a 2 piece ensuite, plus 2 more well sized bedrooms and a 4 piece bathroom. The lower level has a massive recreation room with a bar/flex area, 3 piece bath with a deluxe walk-in shower and a cedar sauna! Plus tinker in the hobby/sound room or easily convert to a 4th bedroom (add a window). The basement level features laundry/utility room with a water softener, and additional fridge and even a freezer in the storage room &ndash; plus storage space galore and room for hobbyists or crafters to work or play. Outside the sunny, south backyard feels huge thanks to a larger lot (over 6000 sf) which is 54 feet across the back, with beautiful perennials, professional landscaping including a concrete patio wired for a hot tub and a massive rooftop deck over the double garage with easy-care vinyl decking. This home has had many updates over the years including new shingles and siding in 2012 and many of the windows replaced. Just move in and enjoy! Just steps to Ranchero Park with playing fields and playground, a block to bus, 1.7 km to Crowfoot LRT and close to extensive shopping. Check out the virtual tour and be sure to come see this one before it&rsquo;s too late!