

**7906 Ranchview Drive NW**  
**Calgary, Alberta**

**MLS # A2200937**



**\$548,800**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, No Smoking Home, Wood Counters		

**Inclusions:** N/A

OPEN HOUSE, FRIDAY 4PM - 6PM, SAT 12PM - 3PM, SUN 1PM - 4PM Nestled in the heart of the highly sought-after Ranchlands community, this charming 3-bedroom, 1-full bath, and 2-half bath home offers the perfect blend of comfort, style, and convenience. With over 1,200 square feet of thoughtfully designed living space, this home is an ideal choice for families looking for a move-in-ready property in a vibrant, family-friendly neighborhood. As you step inside, you'll immediately be struck by the abundance of natural light that pours through the massive windows throughout the home. These large windows brighten every room, creating a warm and inviting atmosphere, and offer beautiful views of the surrounding landscape. The open and airy feel is perfect for family gatherings, and the spacious living areas provide ample room for everyone to relax and unwind. The home has been thoughtfully updated to ensure both style and function. The kitchen boasts modern, high-quality appliances, including a brand-new dishwasher and fridge, both replaced in 2021. These upgrades, combined with the newly replaced sink fixtures throughout the home, make daily life easier and more enjoyable. The furnace, updated in 2023, ensures you'll stay comfortable throughout the year, and the roof, replaced in 2021 with a durable 25-year warranty, offers peace of mind knowing that the home is protected for years to come. Outside, the new fence provides added privacy and security, perfect for children to play and pets to roam freely. The home's lower level features a versatile bedroom or office space, perfect for a home office, a guest bedroom, or a playroom for the little ones. With all-new toilets installed in 2024 and updated plumbing fixtures, this home is move-in ready! You can't finish with talking about this house without noting the detached, oversized double garage.

Whether you need more storage, want to do some wood working or just love parking your car with ease - the garage makes it stand out! This home is in an incredible location, just a short walk from both Catholic and Public Elementary Schools, the neighborhood is filled with parks, playgrounds, and lush green spaces, including a large nearby field perfect for family picnics, outdoor games, and leisurely strolls. For pet owners, nearby dog parks and walking paths are available. This home is conveniently located near the Crowfoot Shopping Area, local library, with plenty of daycare options in the area, you'll have everything you need within a short distance. The neighborhood is known for its beautiful, mature trees and tight-knit community, providing a tranquil setting that feels like home. This is more than just a house; it's a place where lasting memories will be made. With its fantastic updates, ideal location, and family-friendly features, this Ranchlands gem is ready to welcome you and your loved ones. Don't miss out—schedule a viewing with your favorite realtor today!