

\$675,000 - 6904 Ranchview Drive Nw, Calgary

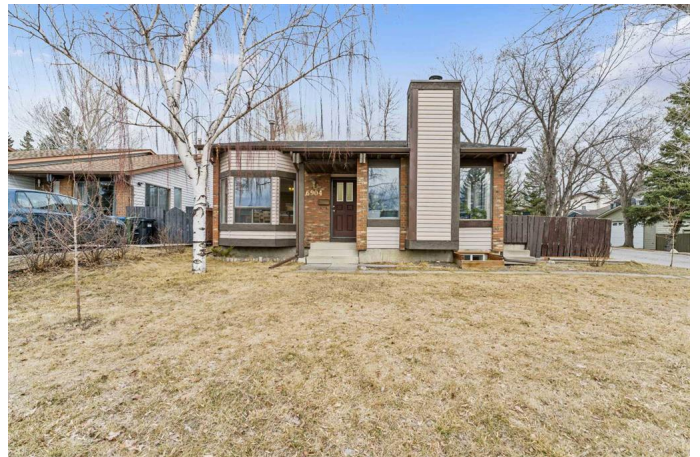
MLS® #A2196449

\$675,000

5 Bedroom, 3.00 Bathroom, 1,162 sqft
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Thoughtfully updated and including an illegal basement suite, this Ranchlands home offers income potential and a fantastic location on a Large corner lot! *****MAIN FLOOR***** A well-kept, treed front yard welcomes you. Inside, a wood-burning fireplace, big windows, and vaulted ceilings in the living room with **LOTS OF NATURAL LIGHT** create a cozy, bright feel. Sliding glass doors lead to the side deck, and new vinyl plank flooring is a stylish upgrade – there is no carpet in this home. In the kitchen, epoxy counters are a sleek addition, and oak cabinetry has a timeless appeal whether you keep the original shade or stain it to match your aesthetic. A **MOVABLE** island provides extra prep area, and there is a **PANTRY** too. The dishwasher is new, and the entire home has been freshly repainted. Natural light flows through bay windows into the adjacent dining area perfect for big family dinners. *****UPPER FLOOR***** Upstairs, the primary bedroom has a big closet and a 3 Pc **ENSUITE**. There are two more generous bedrooms and the **MAIN BATHROOM** on this level. *****THIRD LEVEL & FOURTH LEVEL***** The **ILLEGAL SUITE** takes up the lower two floors and has its own **WALK-UP ENTRANCE**. Recently **RENOVATED** with flat ceilings, updated light fixtures, and pot lights, plentiful closet space is a perk, and the layout includes a living room open to the kitchen and tons of natural light. A rolling eat-up island maximizes space, while stainless appliances and a new hood fan give the room a modern feel. A



bedroom here is convenient. The lowest level holds the 3 Pc BATHROOM AND A FAMILY ROOM that could also be an office or gym. A den with a closet and a window could easily be a second sleeping area. SHARED LAUNDRY HAS PRIVATE ACCESS FROM EACH UNIT. The entire home was professionally cleaned this year, including the furnace and ductwork. There is more storage and a SECOND LAUNDRY ROUGH-IN IN THE UTILITY ROOM, where the hot water tank, electrical panel, and insulation were upgraded. The roof was recently replaced as well. ***OUTSIDE*** In the parklike yard, the south edge of the lot is bordered by the alley. Mature trees give lovely and there are three PEAR trees. The DOUBLE-DETACHED GARAGE has a new overhead door and a parking pad. ***THE AREA*** Set just a half-block from greenspace, PLAYGROUND this home offers amazing access to parks and pathways. Schools and the shops at Ranchlands Plaza are within walking distance, as is the community association. Iconic Nose Hill Park offers hours of recreation and exploring in nature. LRT, YMCA, Library, CROWFOOT Village Shopping, and MORE.

Built in 1978

Essential Information

MLS® #	A2196449
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached

Style 4 Level Split
Status Active

Community Information

Address 6904 Ranchview Drive Nw
Subdivision Ranchlands
City Calgary
County Calgary
Province Alberta
Postal Code T3G 1L3

Amenities

Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Breakfast Bar
Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Corner Lot, Landscaped, Treed
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025
Days on Market 5

Zoning

R-CG

Listing Details

Listing Office

Greater Calgary Real Estate

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