



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8005 RANCHVIEW Drive, Calgary T3G 1S7**

MLS®#: **A2156105**      Area: **Ranchlands**      Listing Date: **08/08/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 08-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **900**  
 Low Sqft:  
 Ttl Sqft: **900**

DOM

**42**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Wood**  
 Sewer:  
 Ext Feat: **None**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`11" x 4`1"
Dining Room	Main	11`1" x 7`11"
Bedroom - Primary	Second	10`3" x 13`9"
Bedroom	Second	10`3" x 8`4"
Family Room	Lower	9`8" x 19`5"
3pc Bathroom	Lower	4`2" x 7`6"
Storage	Basement	10`10" x 16`6"

Room	Level	Dimensions
Living Room	Main	14`9" x 11`10"
Kitchen	Main	11`9" x 11`1"
Walk-In Closet	Second	6`10" x 6`11"
4pc Bathroom	Second	7`7" x 4`11"
Bedroom	Lower	12`10" x 7`6"
Furnace/Utility Room	Basement	17`7" x 11`10"

