

8005 RANCHVIEW Drive, Calgary T3G 1S7

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



eral Information	-			DOM	
о Туре:	Residential			42	
Type:	Detached			<u>Layout</u>	
/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (2 1)
r Built:	1979	Abv Sqft:	900	Baths:	2.0 (2 0)
Information		Low Sqft:		Style:	4 Level Split
Sz Ar:	3,003 sqft	Ttl Sqft:	900		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	-
ess:					
Feat:	Back Lane,Back	Yard,Backs on to Pai	k/Green Space,No I	Neighbours Behind,Recta	ngular Lot

Off Street

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Woo			Construction: Composite Siding,Vinyl Sid Flooring:	ling,Wood Frame	
Ext Feat:	None			Carpet,Ceramic Tile,Lamin Water Source: Fnd/Bsmt: Poured Concrete	ate	
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,E No Smoking Home,S	Electric Stove,Range Hood,Refrigerato See Remarks	r,Washer,Window Coverings Room Information		
Room Entrance Dining Room Bedroom - Prin Bedroom Family Room 3pc Bathroom Storage		Level Main Main Second Second Lower Lower Basement	<u>Dimensions</u> 4`11" x 4`1" 11`1" x 7`11" 10`3" x 13`9" 10`3" x 8`4" 9`8" x 19`5" 4`2" x 7`6" 10`10" x 16`6"	<u>Room</u> Living Room Kitchen Walk-In Closet 4pc Bathroom Bedroom Furnace/Utility Room	Level Main Main Second Second Lower Basement	Dimensions 14`9" x 11`10" 11`9" x 11`1" 6`10" x 6`11" 7`7" x 4`11" 12`10" x 7`6" 17`7" x 11`10"

Legal/Tax/Financial						
Title:	Zoning: R-C2					
Fee Simple						
Legal Desc:	7910993					
	Remarks					
Pub Rmks:	Open House, Saturday, August 10 2-4 pm. Discover your dream home at this well maintained 3 bedroom, 2 bathroom, 4 level split in Ranchlands. Move in ready and boasting a fantastic layout, this home welcomes you with a functional entrance leading to a bright and spacious living room. Enjoy cozy evenings by the wood burning fireplace. The large kitchen has been recently updated with modern appliances and elegant granite countertops, while the dining area, featuring a sliding glass door, is ideal for family gatherings and barbecues. Upstairs, you'll find a generous master bedroom with a walk-in closet, a second bedroom, and a renovated 4 piece bathroom. The lower level includes a walkout basement through the family room, a third bedroom with a large window, and another stylishly renovated 3 piece bathroom with a tiled glass shower. The unfinished 4th level houses the utility room/laundry and a partially finished storage room that can easily be converted into a 4th bedroom by enlarging the window to meet egress standards. Additionally, the basement features a large crawlspace perfect for extra storage. The backyard is a true oasis with a spacious deck, greenhouse, and storage shed, all backing onto a park with no neighbours behind. For a comprehensive look at this property, click on the 3D virtual tour for a step by step walkthrough.					
Inclusions:	Greenhouse, Storage Shed					
Property Listed By:	RE/MAX Real Estate (Mountain View)					

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123