



THE
A-TEAM

**RE/MAX
FIRST**

6915 RANCHVIEW Drive #21, Calgary T3G 1R8

MLS®#: **A2171643**

Area: **Ranchlands**

Listing Date: **12/06/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Yard,Garden,Landscaped,Level**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,098**
Low Sqft:
Ttl Sqft: **1,098**

DOM

15
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden,Lighting,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`11" x 4`6"
Living Room	Main	17`3" x 11`2"
Bedroom - Primary	Upper	15`1" x 9`9"
Bedroom	Upper	8`3" x 8`3"
2pc Bathroom	Main	6`11" x 3`5"
Den	Basement	12`4" x 5`4"

Room	Level	Dimensions
Kitchen	Main	9`10" x 8`8"
Dining Room	Main	10`8" x 7`0"
Bedroom	Upper	10`5" x 7`5"
4pc Bathroom	Upper	8`3" x 4`11"
Family Room	Basement	15`8" x 10`11"
Laundry	Basement	16`2" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$427

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8010081**

Remarks

Pub Rmks: **Welcome to Ranchland Meadows, where charm and comfort come together in this beautifully updated townhome. From the moment you step inside, the pride of ownership is evident in its thoughtful the design and updates. The main floor features an open kitchen that is bright and welcoming. The large dining area is ideal for family gatherings and entertaining. The spacious living room includes sliding glass doors that lead to a private deck and backyard, this is the perfect place for family BBQ's and relaxing. Moving to the upper level, you will find an updated 4-piece bathroom and three generous bedrooms that offer ample space for family or guests. The primary suite boasts double closets for extra storage and a large window that overlooks the serene backyard. The developed basement adds to the home's appeal with a large rec room that serves as the perfect space for leisure activities or movie night. There is also a dedicated office space, ideal for work or study, along with a laundry area and additional storage for all of your essentials. The backyard is truly a secluded oasis featuring mature trees and plenty of privacy. You'll enjoy direct access to nearby trails, which makes it easy to explore local shopping, schools, and parks. Area amenities include the Crowfoot Shopping and Entertainment Area, for all your retail needs, as well as the Crowfoot Library and YMCA. With easy access to the LRT as well as Stoney and Crowchild Trail, your daily commute and travel are simplified. Experience the perfect blend of community charm and modern convenience. Make Ranchland Meadows your new home today!**

Inclusions: **All window treatments, alarm system and front door camera are "as is", humidifier "as is"**
Property Listed By: **RE/MAX House of Real Estate**

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









