

# **\$575,000 - 6724 Ranchview Drive Nw, Calgary**

MLS® #A2168276

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

START THE CAR - This is the one you've been waiting for... A lovingly maintained home in an excellent location, for an affordable price! Located on a pretty tree-lined street and BACKING A PATHWAY that leads to a forested park. Plenty of room for the whole family with 4 bedrooms, 2.5 bathrooms and nearly 1700 sq ft. You will be immediately impressed by the VAULTED CEILINGS, bright natural light and cozy stone FIREPLACE. The kitchen hosts a large centre island, ample storage space and a comfortable dining area. Upstairs you will find a spacious primary bedroom, with a convenient 2-pc bathroom. As well as two more sizeable bedrooms and a 4-pc bathroom. The lower level is a great place to be, with a massive 4th bedroom, a 3pc bathroom with HEATED FLOORS, a large family room and two patio doors that lead to the GLORIOUS BACKYARD. Enjoy basking in the sunshine on your MASSIVE DECK. The lush landscaping and pathway behind the property offer a private and peaceful setting. Before reaching the pathway, you will step down into a lower garden area, with numerous perennials. The pathway leads to one of Ranchland's natural OFF-LEASH dog parks, with rolling hills and stunning views; perfect for nature lovers and their pups. This home has also been upgraded over the years to improve energy efficiency - saving you \$\$\$! BRAND NEW SOLAR PANELS (25 yr warranty), NEWER TRIPLE PANE WINDOWS, HIGH EFFICIENCY FURNACE AND LOW FLOW



TOILETS! Other notable features include CENTRAL VAC, 2 storage sheds and the partially finished basement with storage galore. There is a tandem parking pad with room for 3 vehicles and gates to utilize RV parking. Ranchlands is a family friendly community with great neighbours and many recreational opportunities. Quick access to schools, transit, major roadways, the Rocky Mountain's and Crowfoot shopping plaza. This is a very special place to call home. Check out the 3D VIRTUAL TOUR and book a showing before it's too late! \*OPEN HOUSE SATURDAY SEPT 28TH 12:00-3:00PM\*

Built in 1979

### Essential Information

MLS® #	A2168276
Price	\$575,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	6724 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1L1

## Amenities

Parking Spaces	3
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

## Exterior

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Interior Lot, Private, See Remarks, Treed, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 27th, 2024
Date Sold	October 9th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	MaxWell Capital Realty
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