

# \$629,900 - 6904 Ranchview Drive Nw, Calgary

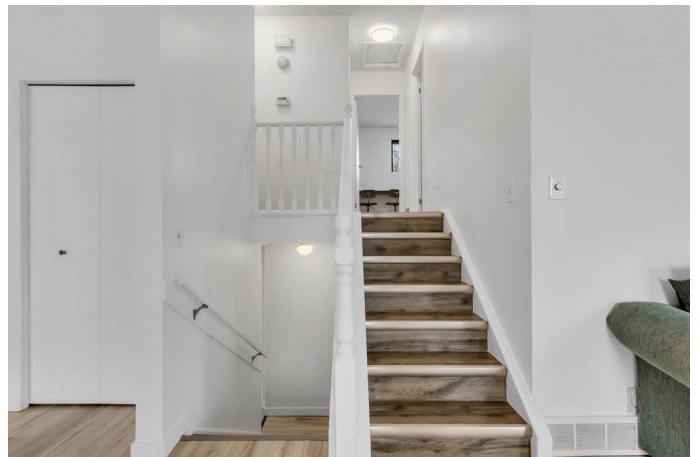
MLS® #A2212771

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,159 sqft  
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

3+2 BEDROOMS 3 FULLBATH | WELL MAINTAINED 4-LEVEL SPLIT with DOUBLE GARAGE | QUITE CORNER LOT | BASEMENT WITH SEPARATE ENTRANCE and KITCHEN | Welcome to 6904 Ranchview Drive NW – a delightful and well-cared-for home located in the highly sought-after community of Ranchlands. Step inside to discover a warm and functional layout featuring total 5 good sized bedrooms, 3 full bathrooms. Upon entering you will find a big living room with large windows flooding the interior spaces with abundant natural light. The main floor includes a cozy wood-burning fireplace, a well-equipped kitchen with plenty of counter space with granite kitchen island, and an adjacent dining area perfect for family meals or entertaining guests. Upstairs, you™ll find three generously sized bedrooms, including a primary bedroom with a private 3-piece ensuite, and a full 4-piece main bathroom. The lower level offers an spacious bedroom, another kitchen connected to another living room. The laundry room is on this floor for the convenience of everybody. The fully finished basement offers additional living space with one recreational room, a bedroom with 3pc bathroom, with walk-up entrance to the grade. Enjoy the outdoors in your private, fully fenced backyard, perfect for summer gatherings or a quiet morning coffee. The attached double garage and extra driveway parking add to the home™s practicality. Located just steps from schools,



playgrounds, walking paths, and public transit, with easy access to Crowfoot Centre, shopping, restaurants, and major roadways â€” this is NW living at its best. Donâ€™t miss your chance to own a wonderful home in a family-friendly neighborhood. Schedule your private viewing today!

Built in 1978

**Essential Information**

MLS® #	A2212771
Price	\$629,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,159
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	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Garden, Private Entrance
Lot Description	Corner Lot, Landscaped, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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