

## 140 Mike Ralph Way SW Calgary, Alberta

**MLS # A2247309**



# \$899,900

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Green                                                   |               |                   |
| <b>Type:</b>     | Residential/Duplex                                               |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                  |               |                   |
| <b>Size:</b>     | 2,361 sq.ft.                                                     | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Insulated  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, No Neighbours Behind, Paved, Private, Rectangular Lot |               |                   |

|                    |                                           |                   |      |
|--------------------|-------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Shingle Siding, Stone | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |

**Features:** Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

OPEN HOUSE SATURDAY, SEPTEMBER 13TH, 1-3 PM Discover your perfect home in the heart of Garrison Green, a vibrant and family-oriented community known for its charm, parks, and walkable lifestyle. This spacious two-storey home offers 3,355 sq ft of beautifully developed living area, designed with comfort and functionality in mind. The main floor features gleaming hardwood floors, a welcoming front living room with a cozy gas fireplace, and an open-concept kitchen and dining area. The kitchen includes stainless steel appliances, a gas stove, granite countertops, a pantry, and abundant cupboard space. The large island offers extra seating—ideal for a casual breakfast or evening entertainment. The dining area is surrounded by two private decks providing room for a gas BBQ hookup and an extended sitting area where family and friends can enjoy the outdoors. Off the kitchen area, above the garage, is a bright, south-facing bonus room that includes a half bath, creating the perfect spot for a home office, playroom, or media room. On the second floor, you’ll find three generously sized bedrooms and a full bath. The primary suite features a walk-in closet and a 5-piece ensuite complete with a soaker tub. The fully developed basement features a media room and wet bar, a guest bedroom, and a full bath, perfect for movie nights or hosting visitors. Additional highlights include main-floor laundry with direct access to the double attached garage, a paved back lane, and proximity to restaurants, playgrounds, and walking paths. This is more than just a house—it’s a place to create memories. Don’t miss your chance to live in one of the city’s most sought-after neighbourhoods. Call today to book your private showing! Please provide a 24-hr notice for all showings.