

**258 West Ranch Place SW**  
**Calgary, Alberta**

**MLS # A2338331**



**\$850,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | West Springs               |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,816 sq.ft.               | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Pie Shaped Lot |               |                   |

|                    |                                              |                   |     |
|--------------------|----------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Wood                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Pantry |                   |     |

**Inclusions:** Barbeque, Hot Tub, Security System Hardware, Smart Doorbell, Smart Thermostat, Outdoor Play Structure, Cabinet in basement

**PIE-SHAPED WEST-FACING BACKYARD | QUIET CUL-DE-SAC | 4 BEDROOMS** | Located in the sought-after community of WEST SPRINGS, this inviting family home offers over 2,400 SQ FT of living space, a fully developed lower level and a fantastic backyard with plenty of room to enjoy. Step inside to a bright, welcoming main floor where LARGE WINDOWS bring in an abundance of NATURAL LIGHT. The spacious living room provides plenty of room to gather with family and friends, while the adjoining dining area opens directly to the WEST-FACING BACKYARD, making indoor-outdoor living and summer entertaining easy. The kitchen offers plenty of CABINET AND COUNTER SPACE, STAINLESS STEEL APPLIANCES, a CORNER PANTRY and a convenient EATING BAR for casual meals or morning coffee. Hardwood flooring extends through the kitchen and dining area, and the main floor is completed by a 2-PC BATHROOM, laundry area with direct access to the DOUBLE ATTACHED GARAGE. Upstairs, the impressive FAMILY ROOM gives you a second large living space and features a cozy GAS FIREPLACE—perfect for movie nights, a kids' hangout or simply relaxing at the end of the day. The PRIMARY BEDROOM includes a WALK-IN CLOSET and 4-PC ENSUITE with a SOAKER TUB and SEPARATE SHOWER. Two additional bedrooms and a main 4-PC BATHROOM complete the upper level. The FULLY DEVELOPED LOWER LEVEL adds even more flexibility with a large RECREATION ROOM, 3-PC BATHROOM and 4th BEDROOM—ideal for teenagers, guests, a home office or gym. Outside is one of the home's standout features: a LARGE PIE-SHAPED, WEST-FACING BACKYARD surrounded by mature landscaping. An EXPANSIVE MULTI-LEVEL DECK creates multiple areas for outdoor dining, barbecuing and entertaining, while

the HOT TUB provides the perfect place to unwind at the end of the day. There's even a dedicated PLAY AREA, making this a backyard the whole family can enjoy. All of this is located in WEST SPRINGS, close to neighbourhood schools, parks and pathways. Shopping, restaurants and everyday amenities along 85th Street are just minutes away. Stoney Trail makes it easy to get around the city, while Bow Trail provides a convenient route downtown. For active families, WINSPORT is nearby, and the MOUNTAINS are only about 45 minutes away. A great opportunity to get into one of Calgary's most desirable west-side communities with the SPACE, LOCATION AND BACKYARD families are looking for.