204 Mike Ralph Way Calgary Alberta

$729,900

Charming and Spacious Single Family Home in Sought-After Garrison Green. Nestled on a serene, tree-lined street in the highly coveted community of Garrison Green, this beautifully maintained 3-bedroom home is a true gem. With its abundance of natural light, incredible curb appeal, and thoughtful upgrades, this property is the perfect blend of comfort and convenience. Enjoy the welcoming charm of a front porch, a large low-maintenance south-facing backyard, and a pergola that creates the ultimate backyard oasis. The double detached garage with work space, cabinets with with wall organizers and attic storage, completes this perfect outdoor setup. Recent updates include central A/C, a new roof with a 35-year transferable warranty, washer, dryer, and a hot water tank, all added within the last few years. Tasteful interior selections, hardwood flooring, stainless steel appliances, granite countertops and cozy gas fireplace, creates a warm and inviting atmosphere, perfect for entertaining. Situated in one of the city's most desirable neighbourhoods, you're just minutes away from Mount Royal University, top-rated schools, parks, and convenient transit options. Enjoy easy access to downtown and explore the several parks, playgrounds, and outdoor skating rink. Meticulously maintained, it shows a perfect 10/10. This Garrison Green home offers everything you need to live, entertain, and thrive in one of Calgary's top communities. (id:6769)

Bedroom 8.58 Ft x 11.83 Ft	2pc Bathroom 5.08 Ft x 4.42 Ft
Recreational, Games room 22.08 Ft x 20.25 Ft	Primary Bedroom 16.42 Ft x 13.25 Ft
Living room 17.08 Ft x 12.00 Ft	Bedroom 11.42 Ft x 10.17 Ft
Kitchen 9.67 Ft x 11.75 Ft	4pc Bathroom 7.75 Ft x 4.83 Ft
Dining room 10.08 Ft x 11.75 Ft	4pc Bathroom 6.17 Ft x 9.83 Ft