



## 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 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

Recreational, Games room 22.08 Ft x 20.25 Ft

Living room 17.08 Ft x 12.00 Ft

Kitchen 9.67 Ft x 11.75 Ft

Dining room 10.08 Ft x 11.75 Ft

2pc Bathroom 5.08 Ft x 4.42 Ft

Primary Bedroom 16.42 Ft x 13.25 Ft

Bedroom 11.42 Ft x 10.17 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

4pc Bathroom 6.17 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX**

**RE/MAX REAL ESTATE  
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