



## 140 Mike Ralph Way Calgary Alberta

\$899,900

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. (id:6769)

Bonus Room 17.83 Ft x 19.67 Ft  
2pc Bathroom 6.50 Ft x 5.08 Ft  
4pc Bathroom 9.08 Ft x 4.92 Ft  
5pc Bathroom 11.83 Ft x 15.33 Ft  
Primary Bedroom 14.08 Ft x 16.08 Ft  
Bedroom 10.33 Ft x 14.75 Ft  
Bedroom 10.33 Ft x 13.00 Ft

Recreational, Games room 20.25 Ft x 13.83 Ft  
Bedroom 9.33 Ft x 12.17 Ft  
Storage 11.25 Ft x 7.75 Ft  
Furnace 8.83 Ft x 7.67 Ft  
Dining room 11.25 Ft x 16.00 Ft  
Kitchen 9.58 Ft x 16.00 Ft  
Living room 14.67 Ft x 15.00 Ft

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Listing Presented By:



Originally Listed by:  
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<http://www.pauldaggett.com/>



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Other 6.58 Ft x 8.33 Ft

4pc Bathroom 6.92 Ft x 7.67 Ft

Other 6.25 Ft x 7.67 Ft

2pc Bathroom 5.83 Ft x 4.83 Ft