



## 40 Mike Ralph Way Calgary Alberta

\$665,000

A spectacular two level luxury townhome offered in one of Calgary's most desirable Communities - Garrison Green "Newbury Homes" This home offers tree lined views in a superior location- all on approximately 1,730 sq. ft. of living. Exquisitely finished, the home features architectural charm including a sprawling floorplan with accentuated heigh ceilings, generous entertainment areas, custom millwork and gorgeous hardwood flooring, tiles & carpets. The main floor has access to the fenced back courtyard, bbq area, patio, all from a separate entrance to kitchen, living and dining area with signature fireplace , custom kitchen with centre island and stainless appliances, gas range, and a main floor powder room. Upstairs has 3 spacious bedrooms including a breathtaking primary bedroom with 4pc ensuite and walk-in closet, separate laundry facility - The property is equipped with a double detached garage 25.2 x 19.6 for 2 cars and additional storage space. Pets are allowed with restrictions. This home is a known favourite for it's close proximity to the Mount Royal College, schools, Chinook Mall, & amenities. A superb find in a wonderful neighbourhood. (id:6769)

Kitchen 14.25 Ft x 9.83 Ft

Dining room 16.50 Ft x 13.42 Ft

Living room 16.50 Ft x 13.17 Ft

Laundry room 4.08 Ft x 2.92 Ft

Furnace 6.83 Ft x 6.00 Ft

2pc Bathroom 6.67 Ft x 3.50 Ft

Primary Bedroom 14.42 Ft x 12.67 Ft

Bedroom 13.25 Ft x 9.33 Ft

Bedroom 11.00 Ft x 9.33 Ft

4pc Bathroom 9.25 Ft x 4.83 Ft

4pc Bathroom 9.67 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.maryannturrie.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca