

140 Mike Ralph Way SW
Calgary, Alberta

MLS # A2247309

\$849,000

Division:	Garrison Green		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,361 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Paved, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Shingle Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE SATURDAY, SUNDAY, OCTOBER 11/12TH, 1:30-3:30 pm... BUYER ALERT! Unique Opportunity: The Seller will have interior walls painted in the buyer's choice of colour before possession, making it easy to personalize and feel right at home from day one. THIS HOME IS PRICED TO SELL!! 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. The yard is professionally landscaped, private and fully fenced. Two private decks and patio complement the yard. 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!