

\$849,000 - 140 Mike Ralph Way Sw, Calgary

MLS® #A2247309

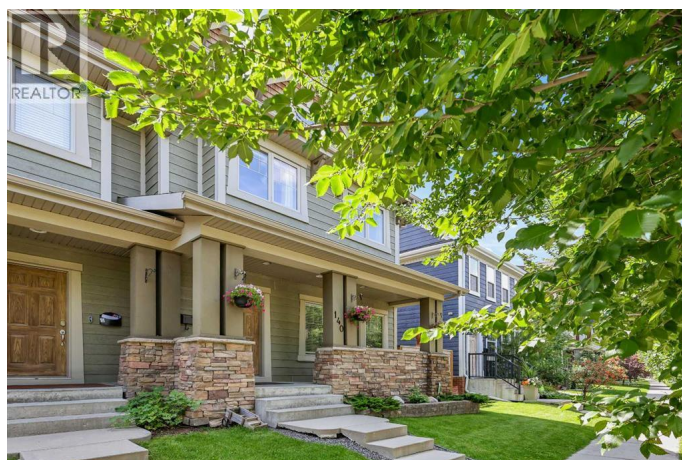
\$849,000

4 Bedroom, 5.00 Bathroom, 2,361 sqft

Single Family on 0.08 Acres

Garrison Green, Calgary, Alberta

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! (id:6289)

Built in 2007

Essential Information

| | |
|----------------|---------------|
| Listing # | A2247309 |
| Price | \$849,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Half Baths | 2 |
| Square Footage | 2,361 |
| Acres | 0.08 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|-----------------------|
| Address | 140 Mike Ralph Way Sw |
| Subdivision | Garrison Green |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3E0H8 |

Amenities

| | |
|----------------|-------------------------------------------------------------------------------------------------------|
| Features | Back lane, Wet bar, PVC window, No neighbours behind, No Animal Home, No Smoking Home, Gas BBQ Hookup |
| Parking Spaces | 4 |
| Parking | Attached Garage |

of Garages 2

Interior

Appliances Refrigerator, Water softener, Range - Gas, Dishwasher, Oven, Freezer, Garburator, Microwave Range Hood Combo, Humidifier, Window Coverings, Washer & Dryer

Heating Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Shingles, Stone

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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Listing information last updated on October 14th, 2025 at 5:01am PDT