



GRASSROOTS
REALTY GROUP

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216 Mike Ralph Way SW
Calgary, Alberta

MLS # A2239181



\$1,169,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Garrison Green | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,531 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Paved, Private, Underground Sprinklers | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound | | |

Inclusions: N/A

Welcome to 216 Mike Ralph Way SW, an immaculately maintained and extensively upgraded home nestled on a quiet street in the prestigious community of Garrison Green. Situated on a large pie-shaped lot, this property boasts exceptional curb appeal with a stamped concrete walkway, a beautifully landscaped yard with built-in sprinklers, and a spacious attached oversized garage with attic storage and potential RV parking. Step inside to discover a thoughtfully designed floor plan featuring 9-foot ceilings on the main and basement levels, expansive triple-paned windows for natural light, and engineered hardwood flooring throughout the main level. The main floor primary suite includes His & Hers closets, heated tile flooring in the en-suite, and direct access to laundry and a spacious enclosed mudroom. The gourmet kitchen is equipped with high-end appliances including a Bosch ultra-quiet dishwasher (2018) and a Microwave Speed-Oven (2025), complemented by elegant cabinetry and granite counters. Additional main floor highlights include a renovated powder room (2022) and humidifier (approx. 2021). Upstairs, you'll find additional bright and versatile living space, and the upper-level deck was resurfaced in 2024, perfect for enjoying Calgary's summer evenings. Other recent upgrades include: New architectural 30-year IKO shingle roof (2023) with 5-year warranty 60-gallon USG hot water tank (2023) Central air conditioning Central vacuum system Rough-ins for steam shower, security, and lower-level bathroom Sump pump for added peace of mind Zoned R-2 with carriage-house potential Located just steps from peaceful parks, playgrounds, and walking paths, and only minutes to Mount Royal University, top-rated schools, and quick access to downtown Calgary, Glenmore Trail, and Westhills Shopping Centre. This is a rare opportunity to own a truly

turnkey home in one of Calgary’s most desirable neighborhoods, perfect for families, professionals seeking luxury upgrades.