



GRASSROOTS
REALTY GROUP

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110 West Ranch Place SW
Calgary, Alberta

MLS # A2244170



\$949,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,206 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: Air Conditioning Central, Stand up Freezer, All Window Coverings, Floating Shelves in the Living room, Gazebo and Netting, 2 TV Mounts and Brackets, TV in the Lower Level.

Welcome to this beautifully upgraded, move-in-ready home with exceptional curb appeal, located on a quiet street in a desirable family-friendly neighbourhood. From the moment you step inside, you're greeted with an open-to-above entryway, soaring ceilings, and a sense of space and light. The entire home has been tastefully renovated with brand new luxury vinyl plank flooring, skim-coated ceilings, and modern pot lighting throughout. The heart of the home is the bright, open-concept kitchen and living area, complete with a modern stone-faced fireplace, quartz countertops, a corner pantry, and a sunlit breakfast nook surrounded by windows. A door leads directly from the nook to the low-maintenance backyard, where you'll find Astroturf landscaping, a private patio, and an included gazebo with netting and Roughed in for Hot Tub — perfect for relaxing or entertaining. Additional features include a home office, laundry room, and a 2-year-old central AC unit for year-round comfort. Upstairs, you'll find a spacious bonus family room with vaulted ceilings, a generous primary suite with vaulted ceilings, a walk-in closet, and a spa-like ensuite featuring a corner tub, stand-up shower, double sinks, and an oversized vanity. Two additional bedrooms and a full bath complete the upper level. The fully finished lower level includes a large bedroom, full bathroom, an ideal media room, and a massive storage space — offering flexibility for any family's lifestyle needs. This home combines modern style with thoughtful upgrades in every corner — don't miss your chance to view this truly standout property!