



GRASSROOTS
REALTY GROUP

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140 Mike Ralph Way SW
Calgary, Alberta

MLS # A2247309



\$899,900

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

PUBLIC OPEN HOUSE, SUNDAY, AUGUST 10, 1:30 TO 3:30 PM 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. 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!

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