

\$749,900 - 177 West Ranch Place Sw, Calgary

MLS® #A2086502

\$749,900

4 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.20 Acres

West Springs, Calgary, Alberta

Exceptional Value for one of the biggest lots in the beautiful neighborhood of West Springs! This two-storey house offers an abundance of space, comfort, and style for you and your family to enjoy. With its desirable location on a quiet cul de sac, close to parks, schools, and shopping, this home is truly a gem. The main floor is an open-concept living room with a charming gas fireplace that adds warmth and ambiance to your evenings. The well-designed kitchen features a corner pantry, offering plenty of storage space, and a raised breakfast bar, creating a welcoming area for casual dining and entertaining. The breakfast nook, with patio doors, allows access to the back deck and huge backyard. A 2-piece powder room and laundry completes the main floor. On the second floor is where you'll find three bright and airy bedrooms, a spacious bonus room providing ample space for relaxation and privacy. The primary bedroom is generous in size with a 4 piece ensuite bathroom complete with a separate shower and tub, perfect for unwinding after a long day. Plus, there's another convenient 4-piece bathroom just steps away from the remaining bedrooms. The basement is a versatile space with a family room that can be transformed into a home theater, game room, or play area. Additionally, there's a cozy bedroom and a good sized 3-piece bathroom, perfect for accommodating guests or creating a private retreat. Experience the tranquility of this sought-after location, surrounded by parks and



green spaces, offering a peaceful ambiance for outdoor activities. Families will appreciate the convenience of being near excellent schools, ensuring quality education for your children. With easy access to nearby shopping you'll enjoy the convenience of having all your daily necessities and leisure options within reach. Don't miss out on this incredible opportunity to make this house your home. Call your favourite realtor today!!

Built in 2002

Essential Information

MLS® #	A2086502
Price	\$749,900
Sold Price	\$748,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.20
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	177 West Ranch Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C1

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, See Remarks
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 11th, 2023
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Date Sold	October 24th, 2023
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Days on Market	13
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Zoning	R-1N
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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