

\$779,900 - 294 West Ranch Place Sw, Calgary

MLS® #A2116068

\$779,900

5 Bedroom, 4.00 Bathroom, 2,197 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Remarkable opportunity to own a fully developed 2-storey residence in the coveted community of West Springs. Nestled on a sprawling corner lot within a serene cul-de-sac, this exceptional home boasts 3100+ square feet of meticulously crafted living space on all three levels. Upon entering, you are greeted by a thoughtfully designed main floor with inviting open concept layout. The main floor office/flex space offers versatility and convenience for modern living. The spacious kitchen features granite countertops, stainless steel appliances, and massive island with breakfast bar. The living room features a gas fireplace & the dining area overlooks your private West facing backyard and deck. 9 foot ceilings & large windows adorn the space, allowing natural light to illuminate the gleaming hardwood floors throughout. A discreetly tucked away half bathroom and laundry room, situated off the attached double garage, further enhance the functionality of this home. Ascending the staircase, you'll discover an impressive upper level boasting FOUR bedrooms plus a den, providing ample space for a large family and guests alike. The primary bedroom is a sanctuary unto itself, featuring a spacious walk-in closet and a luxurious five-piece ensuite bathroom; complete with double sinks, a jetted tub, and a separate oversized shower. The lower level is a haven for entertainment and relaxation, with a massive media room featuring another fireplace, built-ins, and



hidden storage area. A 4-piece bathroom and additional bedroom (requires a window) complete this level. Conveniently located close to an array of amenities, including shops, schools, parks, and more, this home epitomizes the perfect balance of tranquility and accessibility. Don't miss the opportunity to call this exceptional West Springs property home!

Built in 2003

Essential Information

MLS® #	A2116068
Price	\$779,900
Sold Price	\$851,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,197
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	294 West Ranch Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C3

Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 22nd, 2024
Days on Market	2
Zoning	R-1
HOA Fees	50.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Mission Real Estate
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