

# \$899,900 - 208 Mike Ralph Way Sw, Calgary

MLS® #A2135371

**\$899,900**

5 Bedroom, 4.00 Bathroom, 1,960 sqft  
Residential on 0.11 Acres

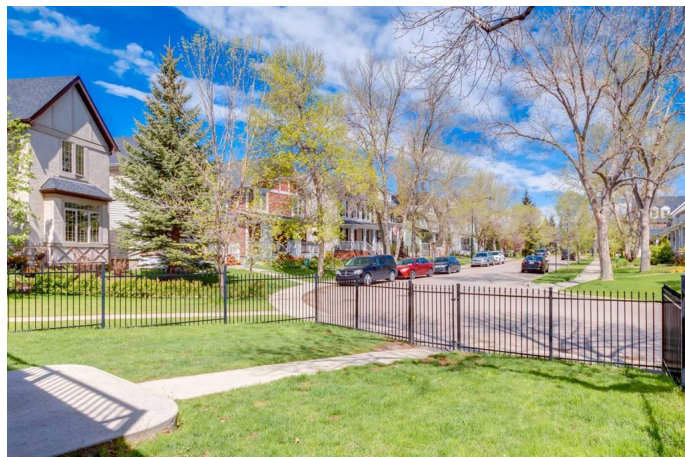
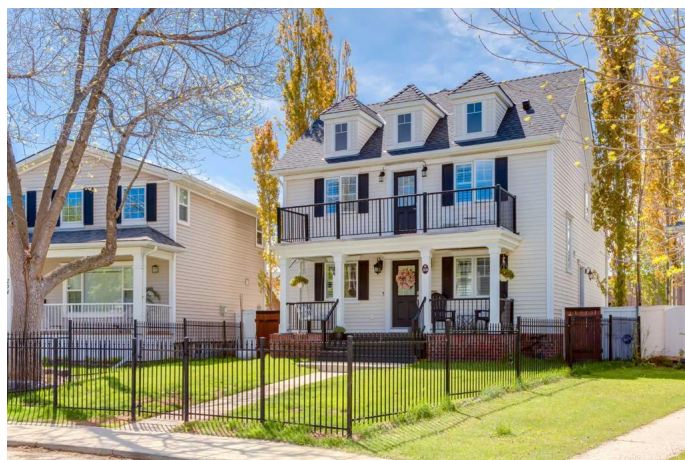
Garrison Green, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY JUNE 8TH  
2:00PM - 4:30PM\*\*** Welcome to 208 Mike Ralph Way SW, located in the highly sought-after, family-friendly community of Garrison Green. Nearly 2700 square feet of meticulously crafted living space, this Artisan-built home is as charming as it is sophisticated.

It may be love at first sight with the picture-perfect curb appeal of this home, situated on a beautiful tree-lined street and with the covered front porch with, yes of course, a porch swing and an iron-fenced front yard, you can hardly believe that it gets even better!

Inside, the stylish wide-plank luxury vinyl flooring, bright walls and an abundance of natural light pouring through the large south-facing windows really set the tone and feel for the home. The open-concept main living area is true perfection, featuring a dream kitchen equipped with high-end Thermador appliances, ideal for entertaining and the inner chef in you.

Checkmark for the well-appointed home office that is conveniently tucked away off the front entrance, providing a quiet and productive workspace. Upstairs, discover three spacious bedrooms, including the Master Suite with a roomy walk-in closet and a spa-like 5-piece ensuite. An additional full bathroom, a laundry



room, and access to the upper balcony complete this level.

The lower level of the home offers a generous family/rec room, ideal for cozy family movie nights or gatherings with friends. With another full bathroom and two more bedrooms, this home covers the needs of a larger family, providing space and flexibility.

The south-facing backyard is large and private with the double detached garage adding convenience and functionality to this exceptional property.

With its stunning interior finishes, thoughtful design, and the prime location Garrison Green offers, you won't want to miss out on this amazing value – schedule your viewing today and make this home yours before it's gone!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2135371    |
| Price          | \$899,900   |
| Sold Price     | \$1,031,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,960       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 208 Mike Ralph Way Sw |
| Subdivision | Garrison Green        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 0H8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Street Lighting, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding, Wood Siding                                                                        |
| Foundation        | Poured Concrete                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 4th, 2024  |
| Date Sold      | June 10th, 2024 |
| Days on Market | 6               |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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