

\$1,175,000 - 96 Mike Ralph Way Sw, Calgary

MLS® #A2136598

\$1,175,000

4 Bedroom, 4.00 Bathroom, 2,671 sqft

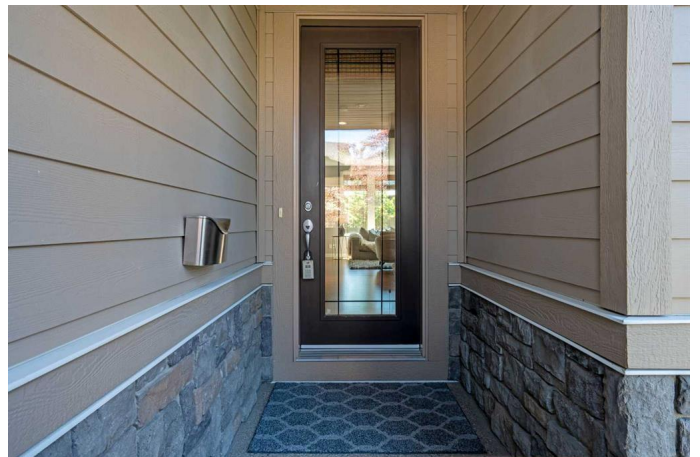
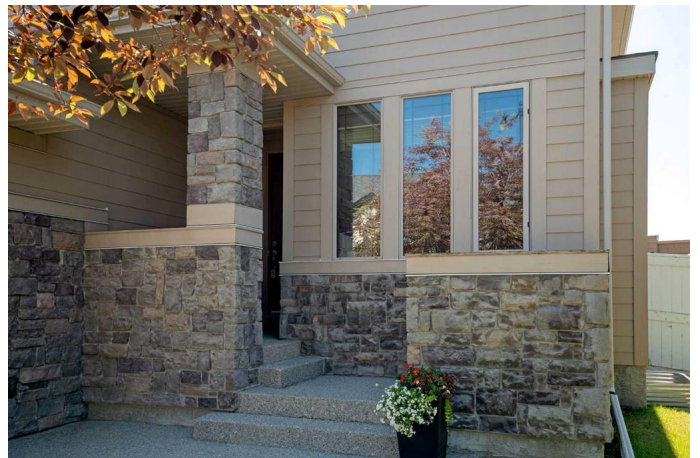
Residential on 0.14 Acres

Garrison Green, Calgary, Alberta

Hello, Gorgeous! Nestled in one of Calgary's most sought-after neighborhoods Garrison Green, this immaculate family home offers a perfect blend of comfort, style, and convenience. Boasting a generous 2671 SQFT of living space with an additional 1125 SQFT in the developed basement, this residence caters to all your family's needs.

The main level features elegant hardwood flooring, creating a warm and inviting atmosphere. The spacious kitchen is a chef's delight with granite countertops, a large island, tons of counter space, and a walk-in pantry for ample storage. Enjoy family meals in the large dining area, perfect for gatherings and entertaining guests. The family room is bathed in natural light and features a cozy gas fireplace with a white tile surround, creating a focal point for relaxation and gatherings. French doors open to an office located at the front of the home, perfect for those who work from home or need a quiet study area. Completing the main floor is your powder room for convenience, a mudroom with plenty of storage, and an attached double garage for secure parking.

Upstairs, you'll find three bedrooms and a spacious bonus room, ideal for a growing family. The primary bedroom expands the rear of the home and flows into your en-suite with dual vanities, spectacular soaker tub and a stand alone glass shower. Your walk in closet



is accessed through the en-suite complete with shoe racks, built in shelving and connects to your laundry room great for keeping you organized.

The basement offers a versatile space with a bedroom, a gym that could easily convert to an additional bedroom and a finished layout that extends your living options. A second gas fireplace in the adds warmth and charm to the lower level, creating a cozy atmosphere for family activities and entertainment.

Outside, the backyard is a private oasis, meticulously landscaped with flowering plants and mature trees. Two distinct seating areas provide perfect spots for relaxation and outdoor dining, ideal for enjoying Calgary's beautiful summer evenings. The yard is equipped with irrigation equipment, ensuring lush greenery and blooms throughout the seasons.

With its James Hardie exterior and triple-paned windows, this home is not only aesthetically pleasing but also energy-efficient and low-maintenance. The home is equipped with modern comforts such as central air conditioning and a wired-in sound system, ensuring year-round comfort and entertainment.

Located within walking distance to the scenic Glenmore Reservoir, you can enjoy activities like running, biking, and kayaking right in your neighborhood. The area is also close to top-rated schools, both public and private, making it an ideal choice for families.

This is an exceptional opportunity to own a home in a family-friendly community with a closed neighborhood feel and easy access to major routes. Don't miss your chance to make this extraordinary property your new home.

Built in 2008

Essential Information

MLS® #	A2136598
Price	\$1,175,000
Sold Price	\$1,196,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,671
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	96 Mike Ralph Way Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Family Room, Gas, Mantle, Marble, Raised Hearth, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Misting System, Permeable Paving, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Landscaped, Level, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.